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Copeland Local Plan 2021- 2038

Focused Pre- Publication Draft Changes Consultation

September 2021

Focused Pre-Publication Draft Changes consultation document for public comment

This consultation document is available for comment until 15th October 2021. To view and download an electronic copy of this *Copeland Local Plan 2021-2038: Focused Pre-Publication Draft Changes Document* please visit the Copeland Borough Council website: www.copeland.gov.uk.

This document highlights key changes from the Preferred Options draft that are considered by the Council following feedback at the Preferred Options stage and also updates to the Local Plan evidence base.

The feedback from this consultation will inform the Publication Draft of the Copeland Local Plan, which will be made available for a six week public consultation in January 2022.

Please make any comments on the accompanying response form and return it no later than Sunday 17th October to:

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There is also an online form available to provide comments on the Council's website.

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1 Introduction

1.1 Copeland Local Plan 2021-2038

- 1.1.1 Copeland Borough Council are in the process of developing a new Local Plan, covering the period of 2021-2038. Once adopted, this will become the Borough's Development Plan, replacing the current *Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies*, (the Core Strategy), which was adopted in December 2013, and Saved Policies from the Copeland Local Plan 2001-2016.
- 1.1.2 The Local Plan has already undergone several stages. The most recent draft of the Local Plan, the Preferred Options Draft, was consulted on between September and November 2020. A full copy of the Preferred Options Draft can be seen on the Council's website¹.
- 1.1.3 The timetable and process for taking the Local Plan forward towards adoption can be viewed below.



1.2 Focused Pre-Publication Draft Changes Consultation

- 1.2.1 The Council consulted on the Preferred Options Draft of the Local Plan between September and November 2020. Since this time the Council has considered the responses received and updated elements of the evidence base that informs the Local Plan in order to identify the likely changes that are needed to the emerging Plan.
- 1.2.2 There have been a number of minor changes identified that will update and improve the Local Plan which can easily be incorporated. In addition to this there has also been a number of potential changes that could be more significant. These include new or significantly amended policies as well as draft allocations and boundary extensions that are proposed to be added or removed.
- 1.2.3 It is important that key Stakeholders and members of the public have enough opportunity to view and comment on these proposed changes to ensure that effective

¹ [Local Plan Preferred Options | Copeland Borough Council](#)

public engagement has been carried out, and that the draft plan is as robust as possible. For more information on how we engage the public in the planning process, please see our Statement of Community Involvement².

1.2.4 As such, the Council is holding this additional five week focused consultation on the significant potential changes in order to gather the views of stakeholders and the public before deciding which potential changes are incorporated in the Local Plan.

1.2.5 This consultation document contains all of the significant changes that are being proposed within the emerging Local Plan at present. These are changes which have been made since the Preferred Options Consultation, which was carried out between September and November 2020. Significant changes can include:

- Changes to the development strategy and settlement hierarchy
- New policies
- Deletion of a Preferred Options policy
- Significant changes to a Preferred Options policy (e.g. those that may put additional requirements onto a developer)
- New site allocations
- Removal of Preferred Options allocations
- Revisions to settlement boundaries

1.2.6 A number of other changes to the Plan are proposed in light of comments received to the Preferred Options draft. These are primarily more minor changes to the wording of policies and supporting text. These changes have not been included in this consultation document, and the Council will not be accepting comments unrelated to the content of this report at this time. They will be reflected in the final draft of the Local Plan (the Publication Draft).

1.2.7 The Council will consider all responses received to this focused consultation, and the draft Local Plan will be updated accordingly. The full amended version will form the Publication Draft that will be produced under Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012. This will be subject to a full 6 week public consultation in early 2022.

1.3 How to use this document

1.3.1 This document sets out all of the significant changes from the Preferred Options being proposed within the Local Plan. Policies are set out according to their chapter within the Local Plan Preferred Options document, and each one has an explanation of our proposed changes and the justification for this.

1.3.2 The changes have been shown as follows:

Key

Text with a strikethrough	This shows text that we are proposing to delete from the Local Plan Preferred Options draft
Red Text	This shows text that we are proposing to add to the Local Plan.

² [Statement of Community Involvement | Copeland Borough Council](#)

- 1.3.2 The policy numbering system shown in this report is an interim system. This is because of the addition of new policies, which fit between existing ones shown at the Preferred Options Consultation. The Publication Draft will contain a full list of policies and their superseded references to make the document easier to understand.
- 1.3.3 We welcome feedback on the proposed significant changes set out in this document. Please refer to page 1 for information on how to get involved in the consultation process.
- 1.3.4 The remainder of this document highlights the significant proposed changes from the Preferred Options draft that are being considered.

2 Changes to the Development Strategy Chapter

2.1 Strategic Development Priority Projects

Proposed Change

We propose to delete policy DS4PO below from the draft Local Plan and move the supporting text from the Development Strategy chapter and into the Spatial Portrait chapter.

Justification

This policy sets out the Strategic Development Priority projects section of the Local Plan. However it is worded as a statement rather than a policy and has the potential to become dated relatively quickly as key developments are delivered.

The list of Strategic Development Priority Projects and their details is currently included in the Development Strategy chapter. It is considered that the policy should be removed and the list and descriptions should be moved into the Spatial Portrait chapter that describes the challenges and opportunities facing the borough. This ensures that the information is at the forefront of the plan, and clarifies our strategic development priorities.

Policy DS4PO: Strategic Development Priority Projects

The following developments are strategic priority projects that will help transform our Borough, support economic growth and diversification and improve social and community infrastructure.

- Development that supports the Energy Coast brand, provides opportunities for training and education and helps establish the Borough as a Place for Innovation and Centre for Nuclear Excellence and Clean Energy in particular:
 - The development of Westlakes Science Park as strategic hub for science and engineering expertise and research and development industries
 - The creation of an Enterprise Campus and Innovation Hub
 - The development of the North Shore Innovation Zone in Whitehaven
 - The development of a Clean Energy Park
 - The development of a new strategic employment site on the Eastern Fringes of Whitehaven
- Development that helps establish the Lake District Coast brand and enhances the experience economy and our natural and built environment, in particular:
 - The improvement of linkages between Whitehaven town centre and the Harbourside
 - The Establishment of “Experience Whitehaven” including the creation of new arcades and hubs in Whitehaven Town Centre
 - The establishment of a Sports and Leisure Quarter in East Whitehaven
 - The improvement of the sports and leisure offer in Millom
 - Development that enhances our offer to users of national cycle routes, promotes our location on Cumbria’s Hidden Coast and helps achieve our ambition to develop a coastal cycling route
- Development that improves the Borough’s residential offer in order to meet needs and aspirations, in particular
 - The development of large, key regeneration sites
 - Town Centre renewal schemes in Cleator Moor, Egremont, Millom and Whitehaven

- ~~Infrastructure development which improves physical and digital connectivity within Copeland and between the Borough and surrounding districts, in particular:~~
 - ~~The development of a new growth corridor to the East of Whitehaven~~
 - ~~Improvements to the rail line and local stations~~
 - ~~Improved Connectivity between Whitehaven Station and the Town Centre~~
 - ~~The development of a Digital Grid in Whitehaven town centre and improvements to digital connectivity within Cleator Moor, Egremont and Millom~~

2.2 Settlement Hierarchy

Proposed Change

Changes to the Settlement Hierarchy are shown in revised Policy DS2PO in light of the latest village services survey. Extra text will also be added to the policy to clarify that there are a number of villages within the National Park area of Copeland that fall outside the remit of the Local Plan.

Justification

Copeland Borough Council carry out an annual Village Services Survey, which looks at the key services contained within each settlement in the borough and highlights where there have been changes. The latest survey was carried out in June 2021 and indicates that a number of settlements have more or less services than when the previous Settlement Hierarchy was produced for the Preferred Options Draft of the Local Plan. This means that they now fall within a different tier of the hierarchy.

The revised hierarchy shows that Bigrigg and Calderbridge have both moved down a tier and Lowca has moved up a tier. Two settlements, Nethertown and The Hill no longer have sufficient services to maintain a position in the Other Villages tier of the hierarchy and will therefore be classed as being within the open countryside.

The Development Strategy Paper, available on the Council's website, explains the methodology behind the hierarchy, and the criteria that must be met for a settlement to be placed in a specific tier.

Policy ~~DS3PU~~ **DS2PO**: Settlement Hierarchy

The Council will support development within the settlements specifically listed below. Development must be proportionate in terms of nature and scale to the role and function of the settlement, unless it has been specifically identified within the Plan to meet the strategic growth needs of the Borough.

The amount of development (housing, retail and leisure, employment) apportioned to each tier of the hierarchy is identified within the relevant chapter. Delivery will be closely monitored against these figures.

Hierarchy of Settlement	Definition	Settlements
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Principal Town	The largest settlement in terms of population by a considerable margin with the broadest range of day-to-day services including the West Cumberland Hospital, a number of secondary schools and an extensive choice of convenience and comparison goods stores and employment opportunities. Well connected to neighbouring Boroughs by public transport.	Whitehaven
Key Service Centres	The Borough's towns are self-sufficient providing a wide range of services, including convenience and comparison stores, employment opportunities, schools and healthcare. They also act as service hubs for nearby villages.	Cleator Moor
		Egremont
		Millom
Local Service Centres	These centres have a supporting role to the Borough's towns containing a broad range of services. Settlements operate independently to meet day to day needs or as a well-connected cluster, linked to a neighbouring town or village of a similar scale by a frequent public transport service and/or safe pedestrian routes a mile or less in length. Villages that scored 15 points or more in the Village Services Survey June 2021	Arlecdon & Rowrah
		Bigrigg
		Cleator
		Distington & Common End
		Drigg & Holmrook
		Frizington
		Haverigg
		Seascale
		St Bees
		Thornhill
Sustainable Rural Villages	Settlements which offer a limited number of services but which could support a limited amount of growth to maintain sustainable communities. Villages that scored between 10 and 14 points in the Village Services Survey June 2021	Beckermest
		Bigrigg
		Calderbridge
		Ennerdale Bridge
		Moresby Parks
		Moor Row
		Lowca
Parton		
Other Rural Villages	Smaller settlements which offer one or two key services but which are physically separated from settlements within a higher tier. Public transport and pedestrian links are poor therefore reliance is likely to be on the private vehicle. Limited development would enable future housing needs to be met and support existing local services. Villages that scored between 5 and 9 points in the Village Services Survey June 2021	Calderbridge
		Hallthwaites
		Keekle
		Kirkland
		Kirksanton
		Lowca
		Summergrove

		The Green
		The Hill ³
		Nethertown
Open Countryside	Remaining parts of the Copeland Local Plan Area Borough including smaller settlements or areas of sparse development not listed above.	
Rural Service Centres in Copeland under the jurisdiction of LDNPA	Settlements within Copeland but outside the jurisdiction of the Copeland Local Plan. Please see the Lake District National Park Local Plan for further information regarding these	Bootle Remaining part of Ennerdale Bridge Gosforth

2.3 Settlement Boundaries

Proposed Change

Amend the proposed settlement boundaries as shown in Appendices A and B and described in Tables 1 and 2 below. This includes the addition of three areas and the removal of seven areas. Recent evidence has shown that we would be unlikely to support windfall development on the removed areas.

Justification

This is to account for additional information received since the Local Plan Preferred Options Draft, including site information from statutory consultees and Cumbria County Council's Highways and Lead Local Flood Authority departments.

Individual justification for the proposed addition or removal of sites has been provided in the tables below.

Please note, any additional developments granted planning permission prior to the Publication Draft of the local Plan will also be brought into the Settlement Boundary, where applicable. Please also see changes to policy H5PO to see proposed changes to draft housing allocations.

Table 1: Areas Brought into Settlement Boundary

Please see Appendix A for maps showing these areas.

Area name	Settlement	Reasoning	Map number
Land south of Derwentwater Close	Millom	This land was missing in error from the settlement boundary shown in the Preferred Options Draft. It should be noted that this land is currently being considered as part of Millom's flood and drainage alleviation project and may not be suitable for development, and may be removed from the settlement boundary as a result.	1

³ The Hill and Nethertown have been removed from the Settlement Hierarchy due to their low settlement service score, and are now classified as Open Countryside. Please see the Development Strategy and Hierarchy paper for more information

Area name	Settlement	Reasoning	Map number
Crook Field	Millom	This land was previously considered as undevelopable due to flood risk issues, but has recently been promoted by the landowner. The latest evidence from the Strategic Flood Risk Assessment (SFRA) suggests that flooding issues at the site have now been overcome. It should be noted that this land is currently being considered as part of Millom's flood and drainage alleviation project and may not be suitable for development, and may be removed from the settlement boundary as a result.	2
Land south of Fairladies	St Bees	Site has been proposed as a draft allocation (HSB3) and therefore will be included within the settlement boundary if the site is allocated. See changes to H5PO for more information.	3

Table 2: Areas removed from Settlement Boundary

Please see Appendix B for maps showing these areas.

Area name	Settlement	Reasoning	Map number
Land south Baybarrow Road	Egremont	Objection received from Cumbria County Council (CCC) Highways Department due to unsatisfactory access. Development would also be considered as backland.	4
Land north Back Bay View	Millom	Access is considered to be unsatisfactory. There is also uncertainty surrounding the availability of the land, landscape impacts and the issue of backland development.	5
Land to rear Hound Inn	Arlecdon/ Rowrah	Landscape and visual impacts	6
Land north Wray Head	Drigg/ Holmrook	Impacts on the character of the village, unacceptable encroachment into the countryside and uncertainty surrounding the availability of the land.	7
Land north west Holme Forge	Beckermet	Objection received from Cumbria County Council (CCC) Highways Department due to unsatisfactory access. Development would also be considered as backland and would result in visual and landscape impacts.	8
Land at Moor Row	Moor Row	Potential issues with access into the field. There is also an issue with the scale of the land compared with its position within the settlement hierarchy.	9
Land behind Vicarage Lane Ennerdale Bridge	Ennerdale Bridge	Ecological constraints.	10

2.4 Strategic Development Principles

Proposed Change

Delete Policy DS5PO from the draft Local Plan and incorporate criteria into other policies.

Justification

This action has been proposed to avoid repetition within the Local Plan. The criteria listed in the policy are or will all be included within other specific policies in the Local Plan. For example, the Climate Change criteria will be included within revised policy CC1PO and criteria addressing the natural and built environment and design will be incorporated into the design policy in the Development Standards chapter.

A new health policy will be added to the Local Plan within the Communities chapter to replace the health section in policy DS5PO. This policy is therefore no longer needed. This change will help to keep the Local Plan concise, ensuring that all information relating to each section within DS5PO is kept together for greater clarity.

Policy DS5PO: Development Principles

~~In order to achieve sustainable development in the Borough and meet Local Plan objectives, development must, where possible:~~

Mitigation of and adaption to climate change

- ~~• Minimise carbon emissions, maximise energy efficiency and help us to mitigate and adapt to the effects of climate change~~
- ~~• Be located on sites where there is no risk of flooding and where the development does not increase the risk of flooding elsewhere~~
- ~~• Protect, enhance and create new areas of green infrastructure, recognising the important role that the natural environment and healthy ecosystems have to play in the future social and economic, as well as environmental sustainability of Copeland~~
- ~~• Make the most efficient use of land by building at appropriate densities and reusing existing buildings and previously developed land~~
- ~~• Minimise waste, maximise opportunities for recycling and use sustainable construction methods, taking into account circular economy principles⁴~~
- ~~• Be located on sites which minimise the need to travel, with good, safe pedestrian links to services and facilities~~

Protection, enhancement and restoration of the Borough's valued natural and cultural assets

~~Protect and enhance areas, sites, species and features of biodiversity or geodiversity value, important landscapes and the undeveloped coast including valued landscapes which form a setting to the Lake District National Park and areas of Heritage Coast.~~

- ~~• Conserve and enhance the Borough's cultural and heritage assets and their settings~~
- ~~• Provide and enhance recreational opportunities for the Borough's residents and its visitors, protecting existing provision where possible and ensuring that future development meets appropriate standards in terms of quantity and quality~~
- ~~• Protect the Borough's best and most versatile agricultural land from development~~

⁴ This involves keeping resources in use for as long as possible, extracting the maximum value from them whilst in use, then recovering and regenerating products and materials at the end of each service life (wrap.org.uk). For example through the reuse of building materials on site.

- Support the reclamation and redevelopment or restoration of the Borough's vacant or derelict sites, whilst taking account of landscape, biodiversity and historic environment objectives
- Minimise air, ground and water pollution, ensuring that development does not have a negative impact upon water quality (including waterbodies and bathing waters)

Creation and retention of quality places

- Be of high quality in terms of design so that it retains and enhances locally distinctive places and raises aspirations
- Provide or safeguard good levels of residential amenity and security, reducing the fear of crime and minimising the opportunities for crime and anti-social behaviour
- Be supported by the relevant infrastructure, ensuring it can accommodate traffic and access arrangements in ways that make it safe and convenient for pedestrians and cyclists to move around
- Address land contamination with appropriate remediation measures

Healthy Communities

- Adopt dementia friendly design principles⁵
- Provide opportunities for food growing
- Contribute to the creation of mixed communities, helping to reduce social isolation and create community resilience
- Retain and enhance valuable community facilities (including healthcare, cultural and education facilities)
- Include community energy generation to provide low carbon heat and/or power and address energy poverty
- Enhance local pedestrian links to promote physical activity

3 Changes to the Development Standards Chapter

3.1 Soils and Contamination

Proposed Change

We propose adding additional text to Policy DS11PO as shown below.

Justification

The additional wording proposed was put forward by a statutory body during the consultation on the Preferred Options Draft. This improves compliance with the NPPF and helps provide further clarity regarding what we require from developers in terms of remediating contaminated land.

Policy ~~DS10PU~~ DS11PO: Soils and Contamination

⁵ The Council will produce a Supplementary Planning Document relating to design which to support this Policy. This will provide further guidance for developers on issues such as how to incorporate dementia-friendly principles into their developments.

The Council will proactively work with developers and other partners to identify opportunities to remediate contaminated sites.

Sustainable construction measures should be used to conserve good quality soils, protect soils from contamination and avoid soil compaction around root protection areas.

Development should not result in the loss of best and most versatile agricultural land.

In accordance with the NPPF, development sites likely to have caused detriment to land quality will need to be risk assessed. Some sites will be more sensitive due to the location of sensitive environmental and human health receptors e.g. flood risk areas, surface waters, vulnerable aquifers, housing, schools, hospitals, children's play areas.

It is the developer's responsibility to secure safe development and provide the necessary information at the time of the planning application. The minimum information that should be provided by an applicant is the report of a Preliminary Investigation (desk study, site reconnaissance and preliminary risk assessment). The findings of this will determine if further investigation is needed.

Where contamination issues are identified, development proposals should incorporate appropriate remediation and subsequent management measures to remove unacceptable risks. Full implementation of remediation measures would be secured via planning conditions and these measures are likely to be required prior to the first occupation of the proposed development.

3.2 Air Quality

Proposed Change

Add the new policy below to the Local Plan's Development Standards chapter.

Justification

The Sustainability Appraisal (SA) has recommended that a policy relating to air quality is added to the plan to help maintain good air quality in the borough. Natural England have suggested that the policy contains reference to reducing ammonia emissions. The Government's Code of Good Agricultural Practice shows that around 88% of ammonia emissions in the UK come from agriculture and the policy will help the government meet its target of reducing such emissions by 16% in 2030, compared to 2005 levels.

Policy DS11PU: Protecting Air Quality

The Council will continue to monitor air quality in the borough and will introduce Air Quality Management Areas as necessary.

Development proposals will only be granted planning permission where they will not give rise to unacceptable levels of air pollution.

Applications for new or extended farming developments involving new animal housing or livestock manure storage must include details of measures to reduce ammonia emissions.

4 Changes to Copeland’s Economy Chapter

4.1 Employment allocations

Proposed Change

Amend Policy E4PO as shown below to remove the proposed hierarchy of sites and also add existing employment sites at Red Lonning, Energy Coast Business Park at Haile, and Haverigg Industrial Estate.

Justification

The evidence from the Economic Development Needs Assessment (EDNA) has identified a level of need that can currently be met from the existing Employment sites.

The accompanying Employment Land Availability Study (ELAS) suggests that there was no need for a new strategic site at Hensingham Common at present (although it may be required if the major projects at Moorside/the Cumbria Clean Energy Park happen). As such it is proposed to remove Hensingham Common from the hierarchy, although it will be retained as a longer term direction for future employment growth in the borough when the demand arises.

In addition to this, Leconfield has been identified as the location for a business cluster to maximise the economic potential from the supply chain at Sellafield. As such, it is proposed that this site has its own policy to reflect its importance (see Policy E4PU for further details below).

The remaining sites can then be grouped together in a more simple policy as outlined below.

Policy ~~E4PO~~**E5PU**: Employment Sites and Allocations



Development within the boundaries of the following employment sites and allocations will be supported where criteria set out in policies E1PO and E2PO is met. Development is restricted to B4 **E(g)**, B2 and B8 Use Classes.

Site	Total Site Size Approx. (ha)
Whitehaven Commercial Park, Moresby Parks	12ha
Sneckyeat Rd, Whitehaven	4.9ha
Haig Business Park, Whitehaven	2.6ha
Red Lonning, Whitehaven	1.7ha
Bridge End, Egremont	12.5ha
Furnace Row, Distington	3.1ha
Frizington Rd, Frizington	1.6ha

Energy Coast Business Park, Haile	3.6ha
Seascale Rural Workshops	1.4ha
Devonshire Rd, Millom	5.9ha
Mainsgate Rd, Millom	3.4ha
Haverigg Industrial Estate, Haverigg	2.6ha
	Site
Strategic Employment Site	Hensingham Common, Whitehaven*
	Leconfield Industrial Estate
Major Employment Sites	Whitehaven Commercial Park, Moresby Parks
	Bridge End, Egremont
Local Employment Sites	Sneckyeat Rd, Whitehaven
	Haig Business Park, Whitehaven
	Furnace Row, Distington
	Frizington Rd, Frizington
	Seascale Rural Workshops
	Devonshire Rd, Millom
	Mainsgate Rd, Millom

4.2 Cleator Moor Innovation Quarter

Proposed Change

The creation of new policy relating to the development of the Cleator Moor Innovation Quarter, which will be centred around the existing Leconfield Industrial Estate and future expansion land. As it is a strategic site for the borough it is proposed that it has its own policy in a similar way to Westlakes Science Park.

Justification

The Cleator Moor Innovation Quarter (CMIQ) is aimed at leveraging the economic growth potential of the Sellafeld supply chain, through a cluster approach to growing and diversifying the West Cumbria economy. Included within this is the creation of an Industrial Solutions Hub (“ISH”) which will provide bespoke accommodation that will be a focus for collaboration, innovation and diversification across the Cumbrian nuclear and engineering sectors. The CMIQ lays the foundations for change, via improvements to connectivity, community facilities and creating the Industrial Solutions Hub to support businesses to diversify beyond nuclear and to grow exports.

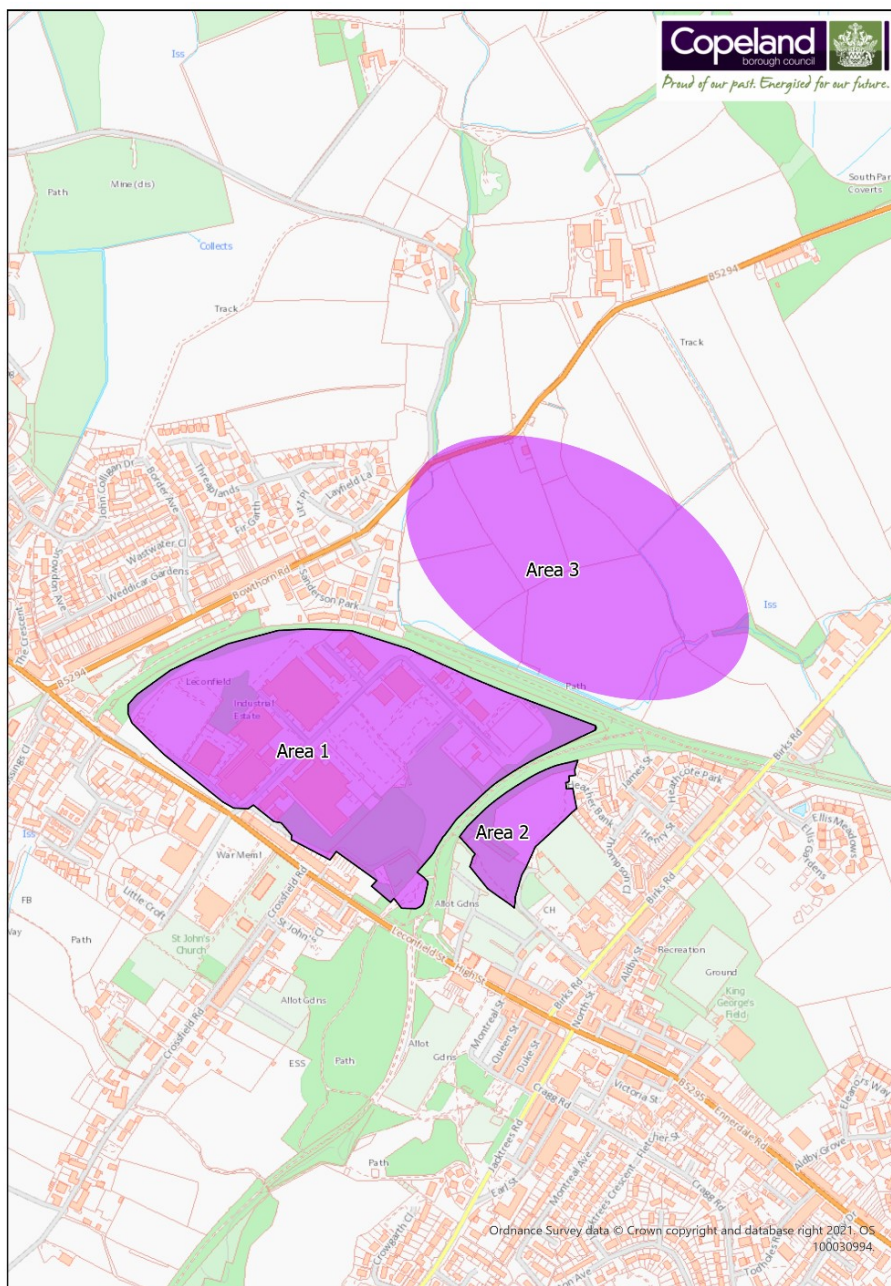
The CMIQ will provide opportunities for the supply chain in west Cumbria to grow and broaden their markets, exporting skills, processes and technologies developed in west Cumbria to the rest of the UK and other world markets.

The policy and some initial supporting text for the new policy are included below:

There are three areas that can form the CMIQ at Leconfield, which are shown in Figure 1 below:

- Area 1 – the existing Leconfield Industrial Estate (14.4ha)
- Area 2 – land to the east towards Heather Bank and Cleator Moor Medical Centre (4ha approx.)
- Area 3 – expansion land to the north (14ha approx.)

Figure 1: Cleator Moor Innovation Quarter at Leconfield – Areas for Development



It is expected that development will be brought forward in accordance with an approved masterplan and site-wide outline planning application, which will outline matters such as design and sustainability requirements, scale and massing, phasing, and connections

through and to through the site to integrate it with the wider community. This will enable a comprehensive and coordinated approach to site development and infrastructure provision, and ensure that each phase of development is sustainable.

New Policy E4PU: Cleator Moor Innovation Quarter at Leconfield

Leconfield Industrial Estate and Associated Growth Areas will be redeveloped to create the Cleator Moor Innovation Quarter as the location to attract new businesses and investment, develop new markets and increase collaboration and economic clustering. The boundary of the existing allocated site and future Associated Growth Areas are outlined in Figure 1.

Existing Leconfield Industrial Estate (Area 1)

The primary uses on the Cleator Moor Innovation Quarter development will be limited to Use Class B2, Use Class B8 and Use Class E(g) only.

Community infrastructure, community facilities and secondary uses to support to the primary uses on the development will be supported within a single building or small cluster of buildings within the development to act as a focal point for the development and local community.

Any development will be required to demonstrate how it retains and where possible enhances existing connections and linkages through the site and to the wider settlement of Cleator Moor.

Associated Growth Areas (Areas 2 and 3)

It is expected that development will initially be focussed on the existing Leconfield Industrial Estate. However, the development of the Associated Growth Areas as an extension of the Cleator Moor Innovation Quarter will be supported when one of the following can be demonstrated:

- The Existing Leconfield Industrial Estate has been fully redeveloped; or
- It can be demonstrated that the requirements of the businesses seeking to occupy the Cleator Moor Innovation Quarter cannot be met on the Existing Leconfield Industrial Estate.

The primary uses on Growth Area 2 will be limited to Use Class E(g) and student accommodation linked to the site.

The primary uses on Growth Area 3 will be limited to Use Class B2, Use Class B8 and Use Class E(g) only.

Any development will be required to demonstrate how it links to the redevelopment of the existing Leconfield Industrial Estate and retains and where possible enhances existing connections to the wider settlement of Cleator Moor.

5 Changes to the Climate Change and Clean Energy chapter

5.1 Climate Change

Proposed Change

Delete climate change policy CC1PO and replace it with the revised policy below, which will be at the forefront of the Local Plan after the Presumption in Favour of Sustainable Development policy.

Justification

Addressing climate change is one of the most challenging issues that we currently face. Locating the policy at the front of the Plan highlights the Council's commitment to addressing the impacts of climate change and achieving the Cumbria wide target of net zero carbon by 2037.

The replacement policy includes a greater number of actions that can be taken to reduce the impacts of development on climate change and sets out the reasoning why this is important.

Policy CC1PO: Reducing the impacts of development on climate change

~~To reduce the impact of development on climate change developers are encouraged to:~~

- ~~• Use energy efficient construction methods and locally sourced, recycled materials;~~
- ~~• Incorporate renewable energy production equipment, such as photovoltaics, hydrogen energy;~~
- ~~• Incorporate low carbon or decentralised energy schemes appropriate to the scale and location;~~
- ~~• Maximises the design of building(s), to ensure layout, design and materials are as energy efficient as possible, incorporating Passivhaus principles~~
- ~~• Incorporates measures to reduce the consumption of energy, water and other resources post completion~~
- ~~• Steering new development away from areas at highest risk of flooding~~
- ~~• Incorporates space to park cycles and charge electrical vehicles~~
- ~~• Includes measures that incentivise local, sustainable travel, that also benefits health including; provision of walking and cycling routes and good access to public transport~~

Policy DS2PU: Reducing the impacts of development on Climate Change

The Council will support development proposals where they make a positive contribution towards achieving the Cumbria wide goal of net zero carbon by 2037, where this accords with the development plan. This includes, but is not limited to the following:

- High quality design techniques, including the incorporation of Passivhaus principles and maximising the design and layout of buildings to improve energy efficiency

- Supporting measures to avoid fossil fuel usage for transport, heating and power generation and offsetting any carbon intensive energy usage over full lifetime of development
- Promoting active and low carbon travel in line with the transport hierarchy in CO5PO and encouraging the increased use of Electric Vehicles
- Increasing resilience to the effects of climate change through elements such as reducing deforestation, providing SUDs and avoiding development in areas with high flood risk
- Making sustainable use of resources, energy and water over the full lifecycle – moving higher up the materials/waste hierarchy towards circular economy principles.
- Making the most efficient use of land by building at appropriate densities and encouraging the reuse of existing buildings and previously developed land
- Promoting sustainable land use management, forestry and farming practices and encouraging agri-environmental schemes
- Contribution towards environmental benefits, including but not limited to provision and enhancement of local green spaces, contributing to the creation of new woodlands, preserving existing woodlands, peatland restoration and preservation, provision of green roofs and walls, and native species preservation.
- Contributing towards Local Nature Recovery Networks.
- Requiring biodiversity net gain as part of all appropriate developments

Additional aspects of sustainable design and development which contribute towards a reduced carbon footprint will also be looked at favourably by the Council.

5.2 Nuclear Development at Sellafield

Proposed Change

Amend policy CC6PU as shown below.

Justification

This change is anticipated to provide greater clarity surrounding the requirements we expect from development at Sellafield Ltd. The additional criterion recognises the fact that Sellafield is Copeland's largest employer and that they have a role to play in meeting Cumbria's carbon reduction targets.

Policy **CC6PU** ~~CC7PO~~ - Nuclear Sector Development at Sellafield

The Council's approach to dealing with proposals for nuclear development including those related to decommissioning, site remediation and radioactive material management in the Borough is to work with operators of the facilities at the Sellafield licensed nuclear site and Cumbria County Council to ensure that:

- ~~(A) All nuclear development proposals align with the Council's approved "Nuclear Position Statements" unless material planning considerations indicate otherwise~~
- a) All nuclear development (other than monitoring, maintenance and investigatory work necessarily done off-site) shall be sited within existing designated Sellafield site boundary unless Criterion ~~e~~ b) applies.
 - b) Where any proposed development is outside the designated boundary at Sellafield it shall be sited on a designated employment site or on suitable sites within

settlement boundaries in accordance with the principles set out in Policies DS2PO and DS3PO, or otherwise accompanied by a justifiable exceptional need case⁶.

- c) With the exception of irradiated fuel and nuclear materials, no radioactive material is imported for treatment or storage on the Sellafield licensed site unless the proposal represents the best practical environmental option and is an interim proposal pending agreement on a national disposal route.
- d) Proposals for any new development ~~are submitted with~~ include long term management plans ~~to setting~~ out how operations will be co-ordinated to minimise any harmful effects and mitigate or compensate for physical environmental impacts.
- e) Proposals include provision for adequate infrastructure to support the new development.
- f) Proposals involve and secure the support of the local community and stakeholders where relevant.
- g) Proposals include measures to mitigate any adverse effects of the proposed development and provide a positive local social impact by enhancing the social, environmental and economic wellbeing of the community.
- h) Proposals shall include satisfactory measures for carbon offsetting via off site / other agreed compensatory means where it has been demonstrated that they cannot be achieved on site.

⁶ A development proposal which is supported by a statement outlining the special 'site specific' circumstances that demonstrate the need / reason for that development on planning grounds to be on that particular site (as opposed to elsewhere) and which justify the proposal in that location as an exception to established planning policies.

6 Changes to the Retail Chapter

6.1 Key Service Centres

Proposed Change

Merge the three policies into one clearer, more streamlined policy which covers all three Key Service Centres.

Justification

The existing three policies are quite repetitive, this change will make the wording more clear and streamlined. Care has been taken to ensure all criteria have been reflected, and settlement specific information will be incorporated into the supporting text. Wording changes have also been made in accordance with recommendations from Statutory Consultees.

~~Policy R7aPO: Cleator Moor Town Centre~~

~~Development that provides opportunities to reduce the high level of vacancy rates, improve the viability, vitality and community spirit of Cleator Moor, Town Centre will be encouraged and supported where it accords with the Development Plan and:~~

- ~~a) Provides opportunities that encourages residents, visitors and tourists to visit the Market Square and town centre;~~
- ~~b) Diversifies the offer to meet needs of both residents and visitors;~~
- ~~c) Results in the repair, regeneration and refurbishment of derelict buildings within the centre;~~
- ~~d) Strengthens and diversifies the towns offer;~~
- ~~e) Improves pedestrian safety, reduces on street parking and provides new appropriate parking provision.~~

~~Policy R7bPO: Egremont Town Centre~~

~~Development that provides opportunities to reduce the high level of vacancy rates, improve the viability, vitality and lack of investment in the Town Centre will be encouraged and supported where it accords with the Development Plan and:~~

- ~~a) Provides opportunities for new leisure provision that encourages residents and visitors to the town centre;~~
- ~~b) Builds upon the independent and community offer of the centre and supports additional use of the market hall;~~
- ~~c) Provides improvements to public realm and signage;~~
- ~~d) Results in the repair and renovation of derelict buildings ; and~~
- ~~e) Involves the repair and renovation of vacant units in the gateways to the town.~~
- ~~f) Strengthens and diversifies the towns offer.~~

~~Policy R7cPO: Millom Town Centre~~

~~Development that provides opportunities to decrease the need to shop on line, reduces the high level of vacancy rates, and improves the viability and vitality in the Town Centre will be encouraged and supported where it accords with the Development Plan and:~~

- ~~a) Provides improvements to public realm across the town as well as a focus on Market Square;~~
- ~~b) Results in the regeneration of historic buildings;~~
- ~~c) Results in the repair and renovation of derelict buildings;~~
- ~~d) Builds on the wider retail and leisure offer;~~
- ~~e) Improves transport and pedestrian links from the train station into the heart of the town centre;~~

- ~~f) Results in improved town centre coherence;~~
- ~~g) Improves car parking provision;~~
- ~~h) Strengthens and diversifies the towns offer~~

New Policy R7PU: The Key Service Centres

Development that supports the roles of Cleator Moor, Egremont and Millom as the Key Service Centres, strengthens and diversifies their offer and improves vitality and viability will be encouraged, particularly where it builds upon the strengths and opportunities identified above and helps address the list of challenges. Development will be supported where it:

- a. Is located within the Town Centre boundaries of the Key Service Centres
- b. Builds upon and addresses the strengths, opportunities and challenges associated with each town, as set out in table ***
- c. Provides convenience and comparison shopping, or range of other services, including leisure provision to serve the settlement and surrounding communities
- d. Encourages evening and night time uses that contribute to the vibrancy, inclusiveness and economic vitality of the centres
- e. Diversifies the range of residential accommodation in the key service centres, including the re-use of vacant floors over shops;
- f. Provides improvements to public realm and signage
- g. Provides enhanced connectivity and town centre coherence, including providing active travel links to public transport hubs
- h. Provides or enhances car parking provision where appropriate
- i. Promotes the reuse of Brownfield Land
- j. Results in the repair and renovation of derelict and historic buildings, particularly those that are sited in prominent positions within the town centre and those that form part of a gateway into the town centre.

6.2 Local Service Centres, Sustainable Rural Villages and Other Rural Villages

Proposed Change

To remove Policy R9PO and R13PO and incorporate them into policy R8PO under a new name. Two amendments have also been made to the policy. Firstly, a criteria has been added to define what is meant by 'small scale' in the context of development in the open countryside. Secondly, a criteria has been added to state that 'appropriate marketing' of retail and services in rural settlements should be over a 12 month period.

Justification

There was a level of overlap between policy R8PO, R9PO and R13PO. A single policy relating to supporting existing provision as a means of maintaining the viability of smaller, rural centres is considered to be a more streamlined approach. This was advised by consultants producing the Retail Study to support the Local Plan and should provide clarity over what we expect within rural settlements.

A figure of 150sqm has been included as our threshold for 'small scale development' in the open countryside. This is designed to provide greater clarity surrounding the development we will support in principle in the open countryside. This figure has been suggested by the consultants producing the Retail Study Update to support the emerging Local Plan based on

their previous experience. The 150sqm figure is considered to be adequate size for a modest farm shop or small office development, for example.

The criteria to market village services over a 12 month period has been included to further improve clarity. It also reflects the period of time required for a community asset transfer, which could help to prevent the loss of these services in the future.

~~Policy R13PO: Loss of Village Shops, Post Offices and Public Houses~~

~~The loss of existing village shops, post offices and public houses through new development requiring planning permission will only be permitted where it can be clearly demonstrated, to the satisfaction of the Council, that:~~

- ~~a) Its continued use as a village shop, post office or public house is no longer feasible, having had regard to appropriate marketing (over an appropriate period of time and at a price which reflects its use, condition and local market values), the demand for the use of the site or premises, its usability and the identification of a potential future occupier; or~~
- ~~b) There is sufficient provision of such facilities in the area; or~~
- ~~c) That sufficient alternative provision has been, or will be made elsewhere which is equally accessible and of the same quality or better than the facility being lost.~~

Policy R8PU R8PO: Local Services Centres, Sustainable Villages and Other Rural Villages ~~Retail and service provision in rural areas~~

Local Service Centres, Sustainable Villages and Other Rural Villages

Development will be encouraged where it provides small scale retail and service provision that will support and strengthen sustainability and local community viability and is appropriate in scale to its location in accordance with Policy R2PO. Strong emphasis will be placed on the retention of existing provision. ~~and any proposal for loss of retail or service use will need to be robustly justified.~~

Open Countryside

Small scale farm diversification, retail and leisure schemes (150sqm or less) will be considered where they meet the requirements of ~~national policy~~ the NPPF and where:

- a) The development respects the character of its setting and the countryside
- ~~b) There are sustainable transport links~~
- c) The development would not lead to unacceptable harm to biodiversity ~~interest~~ assets
- d) It can be robustly justified that there is need for an open countryside location.

Loss of retail and services in rural settlements

The loss of existing village shops, post offices and public houses through new development requiring planning permission will only be permitted where it can be clearly demonstrated, to the satisfaction of the Council, that:

- a) Its continued use as a village shop, post office or public house is no longer feasible, having had regard to appropriate marketing (over twelve months and at a

price which reflects its use, condition and local market values), the demand for the use of the site or premises, its usability and the identification of a potential future occupier; or

- b) Sufficient alternative provision is, or will be as part of the proposal, made elsewhere which is equally accessible and of the same quality or better than the facility being lost.

7 Changes to the Tourism Chapter

7.1 Tourism

Proposed Change

The deletion of Policy T1PO below and moving the wording into supporting text

Justification

Policy T1PO acts as a statement rather than a policy. The policy is not necessary as tourism is covered under a number of other policies within this chapter. The wording will still be included in the Local Plan as text to support the other tourism policies.

~~Policy T1PO: Strengthening the Tourism Offer~~



~~The Borough's tourism offer will be strengthened and maximised through a sustainable and proactive approach to enhance Copeland's role as a high quality and attractive destination for day visitors and longer stay tourists. The Council will work positively and proactively with the Lake District National Park Authority, Cumbria Tourism, National Trust, Forestry England and other tourism organisations and developers in marketing, coordinating and managing the development of the Borough's offer and to maximise the 'Lake District Coast' brand.~~

8 Changes to Copeland's Communities Chapter

8.1 Distribution of Housing

Proposed Change

Amend the housing figures (housing requirement and growth figure) based on the latest draft SHMA and the revised plan period. The SHMA suggests a housing requirement of 149 dwellings per year and a growth figure of 200 dwellings per year. Amend the policy to bring it in line with the new settlement hierarchy and revise the proportion of dwellings directed to Local Service Centres and Sustainable Rural Villages.

Note that the final column previously showed the additional growth required above the baseline housing requirement. This has been amended so that the column now shows the total figure which incorporates the baseline requirement.

Justification

The amended housing figure reflects the most up-to-date evidence as set out in the draft Strategic Housing Market Assessment (SHMA) 2021. The proportion of housing directed to each tier of the hierarchy reflects changes made within the hierarchy, namely that the number of Sustainable Rural Villages has grown and the number of Local Service Centres has fallen, and is designed to keep the balance of development across the tiers broadly consistent with the Preferred Options.

Policy **H4PU** ~~H4PO~~: Distribution of Housing

The distribution of housing in the Borough will be broadly in line with the settlement hierarchy set out below. Additional housing will be supported within the **Principal Town towns**, **Key Service Centres** and Local Service Centres where it accords with the Development Plan. The amount of housing identified within the Sustainable Villages and Other Rural Villages, required to support economic growth, is limited to the amount shown below.

Hierarchy of Settlement	Settlements	Proportion/amount of requirement by tier (2520) 2533	Proportion/amount of total inc additional growth (1080) 3400
Principal Town	Whitehaven	40% 1008 dwellings 1014 dwellings	40% 432 dwellings minimum 1360 dwellings minimum
Key Service Centres	Cleator Moor	30% 756 dwellings 760 dwellings	30% 324 dwellings minimum 1020 dwellings minimum
	Egremont		
	Millom		
Local Service Centres	Arlecdon & Rowrah	20% 19% 504 dwellings 482 dwellings	20% 19% 216 dwellings minimum 646 dwellings minimum
	Cleator		
	Distington & Common End		

Hierarchy of Settlement	Settlements	Proportion/amount of requirement by tier (2520 - 2533)	Proportion/amount of total inc additional growth (1080) 3400
	Drigg & Holmrook		
	Frizington		
	Haverigg		
	Seascale		
	St Bees		
	Thornhill		
	Bigrigg		
Sustainable Rural Villages	Beckermet	7% 8% 177 dwellings 203 dwellings	7% 8% 76 dwellings maximum 272 dwellings maximum
	Bigrigg		
	Ennerdale Bridge		
	Moresby Parks		
	Moor Row		
	Lowca		
	Parton		
	Calderbridge		
Other Rural Villages	Calderbridge	3% 76 dwellings	3% 102 dwellings maximum
	Hallthwaites		
	Keekle		
	Kirkland		
	Kirksanton		
	Summergrove		
	The Green		
	Lowca		
	Nethertown⁷		
	The Hill		

⁷ The Hill and Nethertown have been removed from the Settlement Hierarchy due to their low settlement service score, and are now within the Open Countryside. Please see the Development Strategy and Hierarchy paper for more information

8.2 Housing Allocations

Proposed Change

Change plan period from 2017-2035 to 2021-2038 and delete or amend draft allocations where evidence shows the site is no longer deliverable or where full planning permission has been granted as shown in Tables 3 and 4 below. We have also reordered the table according to the new settlement hierarchy positions. Indicative yield for Site HDI2 has been reduced to enable incorporation of open space.

Justification

These changes have been proposed to ensure the Local Plan covers a 15 year period from adoption as required by the NPPF. It also ensures that housing needs can be met by identifying a supply of deliverable allocations. The policy has been updated in light of the latest settlement hierarchy.

Justification for removing or adding individual sites can be seen in Tables 3 and 4 respectively. Maps showing each of these sites can be seen in Appendices 4 and 5.

Table 3: Allocations brought into the Local Plan

Allocation Ref	Settlement	Reasoning	Map number
HDH3 ⁸	Drigg/ Holmrook	This has been brought in following the removal of allocation HDH1. It is considered more suitable as it provides a more even split of allocations between the two settlements of Drigg and Holmrook	13
HSE3	Seascale	This allocation has been brought in following the removal of HSE1	14
HSB3	St Bees	This allocation has been brought in following the removal of HSB2	15

Table 4: Allocations removed/amended in the Local Plan

Allocation ref	Settlement	Reasoning	Map number
HWH1	Whitehaven	Section marked as Ws008a on the map will be deleted from draft housing allocation, with the remaining allocation only comprising of Ws013. This is because WS008 now has full planning permission.	16
HAR2	Arlecdon/ Rowrah	The site has been granted planning permission since the Preferred options was published	17
HDH1	Drigg/ Holmrook	Issues surrounding landscape character and surface water	18
HFR1	Frizington	Access issues and topography of site. It is proposed to keep the land within the settlement boundary should an acceptable and deliverable scheme be developed.	19
HSB2	St Bees	Objection from CCC Highways Department surrounding difficulty accessing site.	20

⁸ Please note we are awaiting confirmation of availability of Hill Farm, Holmrook (HDH3). This may result in removal of the site if it is not available.

Allocation ref	Settlement	Reasoning	Map number
HSE1	Seascale	Objection from Lead Local Flood Authority. In close proximity to waste water treatment works and development would be backland.	21
HBI1	Bigrigg	Draft allocation HBI3 has been proposed for deletion as Bigrigg now sits within a lower tier in the hierarchy than previously and there is therefore no need for the site to be allocated within this Local Plan.	22

Policy **H5PU H5PO**: Housing Allocations

The following sites are allocated for housing over the Plan period **2021-2038** ~~2017-2035~~. The yields identified are indicative only and alternative yields will be accepted where appropriate in accordance with Policy H7PO.

Settlement	Site Ref (SHLAA reference is shown in brackets ⁹)	Address	Indicative Yield (dwellings – based on 25dph unless otherwise stated)
Towns			
Whitehaven	HWH1 (WE032 & WE001)	Land at West Cumberland Hospital and Snekyeat Rd	127
	HWH2 (WH011a)	Red Lonning and Harras Moor*	370 ¹⁰
	HWH3 (WS008a & WS013)	Land at Edgehill Park (former Marchon Car Park)	510 120
	HWH4 (WW018/WW022)	Land south and west of St Mary's School	98
	HWH5 (WW014)	Former Marchon Site North*	532
	HWH6 (WW019a)	Land South of Waters Edge Close	35
Cleator Moor	HCM1 (CM028 & CM038)	Land at Jacktrees Road	127
	HCM2 (CM082a)	Land north of Dent Road	96
	HCM3 (CM008b)	Former Ehenside School	40
	HCM4 (CM025a)	Land at Mill Hill	81
Egremont	HEG1 (EG014, EG036 & EG050)	Land north of Ashlea Road	108
	HEG2 (EG008, EG025 & EG032)	Land at Gulley Flatts	170
	HEG3 (EG007)	Land to south of Daleview Gardens	141
Millom	HMI1 (MI001)	Land west of Grammerscroft	107
	HMI2 (MI022 & MI026)	Moor Farm	195
Local Service Centres			

⁹ Please note, only part of the SHLAA site may form part of the allocated site. Please refer to the SHLAA for further details.

¹⁰ Based on planning application submitted

Arlecdon & Rowrah	HAR01 (AR009 & AR020)	Land East of Arlecdon Road	37
	HAR02 (AR018)	Park Road	9
Bigrigg	HBI1 (BI001)	Land north of Springfield Gardens	65
	HBI2 (BI002a)	Land west of Jubilee Gardens	19
	HBI3 (BI009a)	Springfield Farm	44
Distington	HDI1 (DI013a)	Land south of Prospect Works	30
	HDI2 (DI033)	Land south west of Rectory Place	64 30
Drigg & Holmrook	HDH1 (DH004)	Land north of Meadowbrook	32
	HDH2 (DH012)	Wray Head, Station Road	22
	HDH3 (DH007)	Hill Farm, Holmrook	40
Frizington	HFR1 (FR043)	Land at Griffin Close	32
St Bees	HSB1 (SB001)	Land adjacent Abbots Court	58
	HSB2 (SB005)	Land north east Abbey Road	39
	HSB3 (Part SB018 Part SB028)	Fairladies Extension	30
Seascale	HSE1 (SE030)	Land to west of Santon Way	45
	HSE2 (SE024)	Fairways Extension	22
	HSE3 (SE006)	Town End Farm East	10
Thornhill	HTH1 (TO002a)	Land to south of Thornhill	69
Sustainable Rural Villages			
Beckermet	HBE1 (BE003 & BE023)	Land north of Crofthouse Farm	46
	HBE2 (BE006)	Land adjacent to Mill Fields	27
Bigrigg	HBI1 (BI001)	Land north of Springfield Gardens	65
	HBI2 (BI002a, BI018 plus small section to east)	Land west of Jubilee Gardens	19
	HBI3 (BI009a)	Springfield Farm	44
Moor Row	HMR1 (MO009)	Land to north of social club	37
	HMR2 (MO006a)	Land to south of Scalegill Road	41
Thornhill	HTH1 (TO002a)	Land to south of Thornhill	69
Lowca	HLO1 (LO004)	Solway Road	22
Other Rural Villages			
Lowca	HLO1 (LO004)	Solway Road	22
Summergrove	HSU1 (MO028)	Land to South West of Summergrove	80

8.3 Affordable Housing

Proposed Change

Amend Policy H8PO to include a new requirement for 25% of affordable home ownership to be First Time Homes

Justification

As recommended in the draft SHMA, to bring the Policy in line with the latest NPPF (2021). Please note that the draft SHMA recommends alternative affordable housing requirements of 20% and 25% are assessed through the Viability Study. The findings may result in a higher proportion of affordable housing being taken forward into the Publication Draft of the Local Plan.

Policy **H8PU H8PO**: Affordable housing

On sites of 10 units or more (or of 0.5ha or more in size), or on sites of 5 units or more within the Whitehaven Rural sub-area¹¹, at least 10% of the homes provided should be affordable as defined in the NPPF ~~2019~~ **2021** (or any document that replaces it) unless:

- 1) this would exceed the level of affordable housing required in the area as identified in the Housing Needs Study; or
- 2) The development falls into an exemption category listed in the NPPF

Where the proposal involves the re-use or redevelopment of vacant buildings, a proportionate reduction in the affordable home contribution, equivalent to the existing gross floorspace of existing buildings, will be supported.

The following tenure split should be applied to affordable housing developments:

- 40% discounted market sales housing, starter homes or other affordable home ownership routes¹² **(25% of these must meet the definition of First Homes)**.
- 60% affordable or social rented.

A financial contribution may be accepted in lieu of on-site affordable housing provision, to secure the equivalent provision off site where this is justified and helps create mixed and balanced communities. Where the number of empty homes within the settlement is above the national average, this contribution may be used to improve the standard of empty properties within that settlement and bring them back into use as affordable housing.

A lower proportion of affordable housing or an alternative tenure split will only be accepted in exceptional circumstances. In such cases developers must **be able to** demonstrate, to the Council's satisfaction, why the current site specific circumstances mean that meeting the requirements of this policy would render the development unviable. This should be in the form of a clear, bespoke viability assessment **that will be subject to independent assessment by the Council**.

¹¹ As identified in the Housing Needs Study 2020

¹² As defined in the NPPF Glossary

9 Changes to the Health, Sport and Community Facilities Chapter

9.1 Health and Well-being

Proposed Change

Incorporation of a new Health and Wellbeing policy into the Local Plan's Communities chapter.

Justification

The Council recognises the issues surrounding health and wellbeing in the borough, and understands the importance of planning in contributing to improving this. Previously, health and wellbeing was an overarching theme of the Plan, but this policy clearly outlines the Council's commitment to improving health in the borough. A link to the design policy in the Development Standards chapter will be made in the supporting text to highlight the importance of high quality, inclusive design.

Policy SC1PU: Health and Well-being

The Council will promote and support health and well-being in the borough by:

- Producing a Health Impact Assessment and Equalities Impact Assessment to support the Local Plan which identifies the impacts of the policies within it on health and inequality;
- Implementing the policies within the Local Plan to help deliver high quality, safe developments and enhance our natural environment, improving air and water quality;
- Implementing the policies within the Local Plan that promote active travel and protect or deliver new open spaces, sports, cultural and community facilities or seek developer contributions for such facilities;
- Implementing policies within the Local Plan that support access to open spaces and the countryside;
- Supporting local strategies to improve health, social and cultural well-being;
- Supporting local communities to create spaces for food growing;
- Supporting the opening up of educational facilities for community use and securing such use through Community Use Agreements where appropriate;
- Contributing to the creation of mixed communities through new or improved developments that are located in areas with access to key services to reduce social isolation and create community resilience.

9.2 Impact of new development on sports facilities

Proposed Change

Incorporation of a new policy into the Local Plan's Communities chapter that ensures new development (e.g. housing) does not have a prejudicial impact on existing sporting facilities and uses.

Justification

This reflects a suggestion made through the Preferred Options consultation by Sport England. It is designed to help ensure new development, particularly housing, does not prejudice existing sporting sport facilities, for example through the impacts of ball strike, noise and disturbance.

Policy SC4PU: Impact of new development on sporting facilities

New development must not prejudice the use of existing sports facilities within the vicinity of the development site. Potential impacts such as ball strike, noise and disturbance, impacts upon parking and access must be considered at an early stage when drawing up proposals to avoid or minimise complaints from future occupiers of the new development.

Where potential harm is identified, mitigation measures must be agreed with the Council and Sport England. This may be in the form of acoustic fencing, landscaped bunds, ball strike zones etc and the exact measures will be dependent upon the specific development.

Where ball strike zones are required opportunities should be taken to create multi-purpose spaces where appropriate which can act as spaces for biodiversity, drainage areas etc.

10 Changes to the Copeland's Places Chapter

10.1 Heritage Coast

Proposed Change

Incorporation of a new policy into the Local Plan's Places chapter that helps to conserve, protect and enhance the Heritage Coast.

Justification

This modification was suggested by statutory bodies during the consultation on the Preferred Options Draft of the Local Plan. It sets out the Council's commitment to ensure that new development does not harm the Heritage Coast or its setting.

Policy N7PU: St Bees Heritage Coast

New development within, or that affects views into or the setting of, the St Bees Heritage Coast must preserve, protect and enhance the Heritage Coast and its setting and take opportunities to encourage the public to enjoy and understand the area by improving public access for all, and interpretation where possible.

Developers should demonstrate that they have taken into consideration the features that contribute to the special character of the area and the importance of its conservation.

10.2 Protection of Watercourses

Proposed Change

Incorporation of a new policy into the Local Plan's Places chapter that helps to protect Copeland's watercourses.

Justification

This modification was suggested by a statutory consultee during the consultation on the Local Plan Preferred Options Draft. It sets out the Council's commitment to help protect or improve the quality of the Borough's surface and groundwater water resources.

Policy N5PU: Protection of watercourses

New development must seek to protect or improve the quality of surface and groundwater water resources, including designated coastal Bathing Waters and Shellfish Waters downstream. Proposals should follow the hierarchy for wastewater treatment with foul drainage connected to mains sewer wherever possible.

The possibility of contamination from former uses on any application site and its effects on the water environment and human health needs to be considered and remediated where it is present.

Proposals will be required to support the objectives of the Water Framework Directive, including the objectives for Protected Areas (such as Bathing Waters and Shellfish Waters) as set out in the North West River Basin Management Plan.

New development should ensure there is sufficient water resource available to meet current and future needs, without putting the environment at risk. Wherever possible development should include water efficiency and saving measures.

10.3 Community Growing Spaces

Proposed Change

Incorporation of a new policy into the Local Plan's Places chapter that encourages the provision of new community growing spaces.

Justification

This policy is designed to support health and well-being in the borough and provides opportunities for social improvements and community cohesion. This is related to the Health and Wellbeing policy within the Health, Sport and Community Facilities Chapter

Policy N14PU– Community Growing Spaces

The Council will support opportunities for the creation of community-led growing spaces (including allotments and urban orchards) on disused sites where such spaces are to be managed and maintained by town or parish councils or community groups. Spaces must not have a detrimental impact upon the street-scene through inappropriate fencing or paraphernalia and adequate levels of parking for users should be available in close proximity to the site.

10.4 Green Infrastructure

Proposed Change

Incorporation of a new policy into the Local Plan's Places chapter that emphasises the need to protect and enhance Green Infrastructure networks.

Justification

The Local Plan currently contains policies relating to specific types of Green Infrastructure but at present does not contain an overarching policy relating to it. Responses from statutory consultees at Preferred Options stage have requested such a policy is included to clarify the importance of Green Infrastructure. The following policy will demonstrate the Council's commitment to protecting and enhancing GI in the borough.

Policy N9PU– Green Infrastructure

A comprehensive, high quality network of green infrastructure will be identified through a Green Infrastructure Strategy for the Copeland Local Plan Area. This network will connect our towns and villages to the more rural parts of the borough and the coastline and will be formed of a variety of Green Infrastructure types including open countryside, green wedges, protected green spaces, local green spaces, rivers, ponds, grass verges, woodlands and trees, private gardens, green walls and green roofs.

The amount of Green Infrastructure on the development site should be maximised and developers should take opportunities to create new connections, expand networks and

enhance existing Green Infrastructure to support the movement of plants and animals. Green Infrastructure should be multi-functional where possible and should be considered at the start of the design process.

11 Changes to the Copeland's Connectivity Chapter

11.1 Sustainable Transport

Proposed Change

Include a new section in the Sustainable Transport Policy relating to the protection of disused rail infrastructure

Justification

This addition to the policy is designed to protect disused rail infrastructure. This ensures that development does not prevent future reuse of this infrastructure, and can improve opportunities for new active travel routes in the future. This shows our commitment to providing high quality and cohesive active travel links within the borough.

Policy **CO4PU** ~~CO4PO~~: Sustainable Travel



The Council will support developments which encourage the use of sustainable modes of transport. In particular, the following will be encouraged:

- a) Proposals that have safe and direct connections to routes that promote active travel, such as walking and cycling, and those that provide access to regular public transport services.
- b) Proposals that encourage the sustainable movement of freight.
- c) **Proposals that make provision for electric vehicles in line with policy CO7PO**
- d) ~~Proposals for the integration of electric vehicle charging infrastructure into new developments. This will have different requirements dependent on the scale of development.~~

The Council will seek opportunities to use disused rail track beds to widen sustainable transport choices, encourage active travel within the borough and provide spaces for biodiversity.

New development that would prejudice the future use of disused railway lines that are well connected either to settlements, other sustainable travel routes or key tourist facilities within the open countryside for this purpose will only be considered in exceptional circumstances.

Developments that are likely to generate a large amount of movement will be required to be supported by a Transport Assessment and Travel Plan. The criteria for these requirements will be outlined in Appendix X.

11.2 Electric Vehicles

Proposed Change

To include a new section in the Parking Standards Policy which relates to the provision of Electric Vehicle Charging Infrastructure

Justification

To set out the expectations we have surrounding the provision of electric vehicle charging infrastructure, following comments received through the Preferred Options Draft consultation. This reflects the goal of achieving the Cumbria target of net zero carbon by 2037, as well as the expectation that all vehicles will be electric in the future. Previously this was included as a brief point in the Sustainable transport policy, but it did not set out our expectations clearly enough.

Policy ~~CO7PU~~ ~~CO7PO~~: Parking Standards and Electric Vehicle Charging Infrastructure

Proposals for new development will be required to provide adequate parking provision in accordance with the Cumbria Development Design Guide **or any document that supersedes it**, where appropriate. Where there is satisfactory evidence that this cannot be provided, sufficient on street parking will be required without detriment to the street scene or residential amenity. There will also be a requirement for the provision of secure cycle parking in all new car parks as well as accessible parking bays and associated development.

Development will be supported where it accords with the Whitehaven Parking Strategy **or any document that supersedes it**. Proposals that provide new or improved Park and Ride Facilities for local employment and development sites will be supported where they will provide demonstrable benefits and **will** be situated in appropriate locations.

The following new developments should integrate new Electric Vehicle Charging Infrastructure as follows:

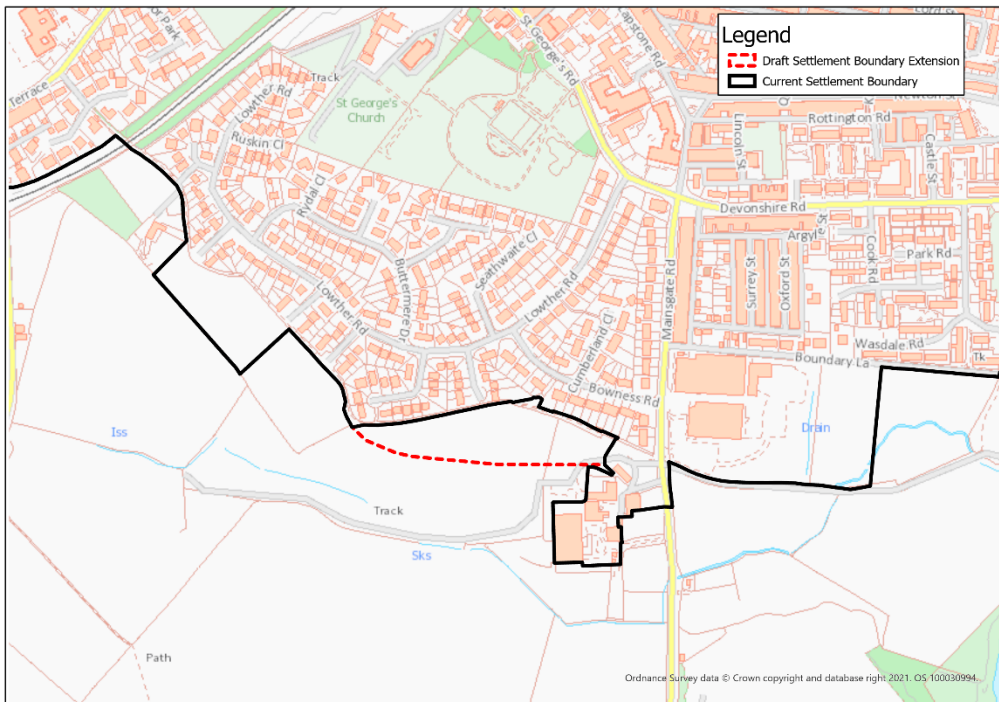
- For new residential development (excluding extensions and conversions), one charging point must be provided per dwelling with off street parking. Where off street parking is not provided, a commuted sum will be required to provide charging facilities in the immediate locality.
- For major non-residential development, at least one charging point must be provided per 10 spaces and the infrastructure to enable future installation of charging points in every parking bay where possible and viable. Consideration should be given to grouping parking bays to optimise provision of charging infrastructure. Where off street parking is not provided as part of the proposal (e.g. due to a town centre location), the applicant must provide a commuted sum towards the alternative provision of Electric Vehicle Charging Infrastructure.

12 Appendices

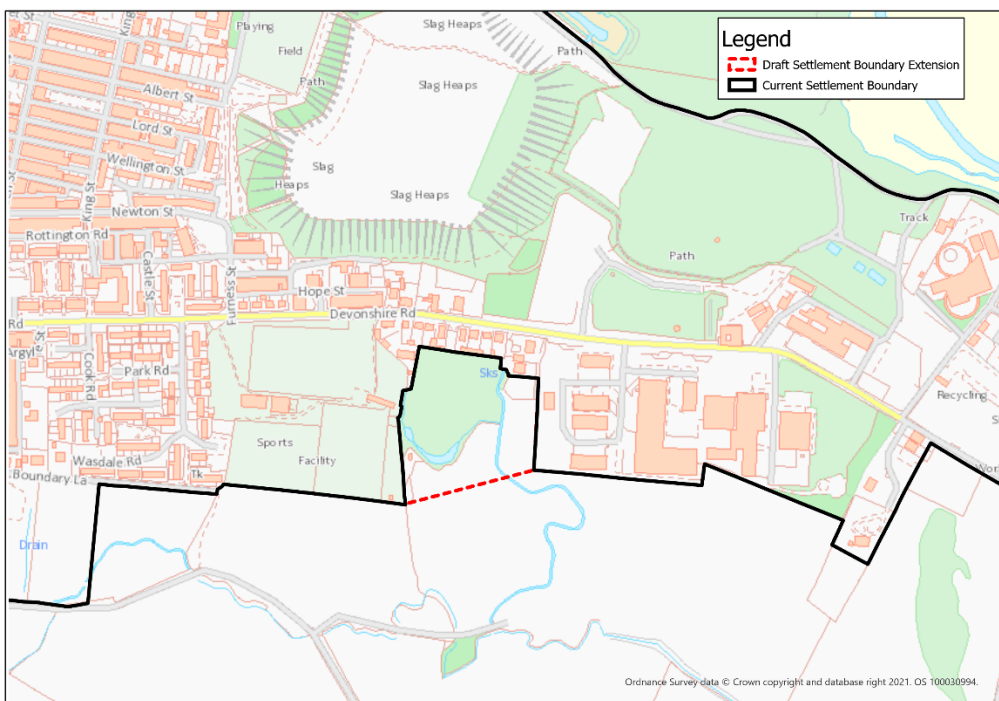
12.1 Appendix A: Land proposed for inclusion within Settlement Boundaries

This appendix sets out the areas of land which we are proposing to bring into the settlement boundaries. Please refer to Table 1 for more information on each site and the reasons for the decisions.

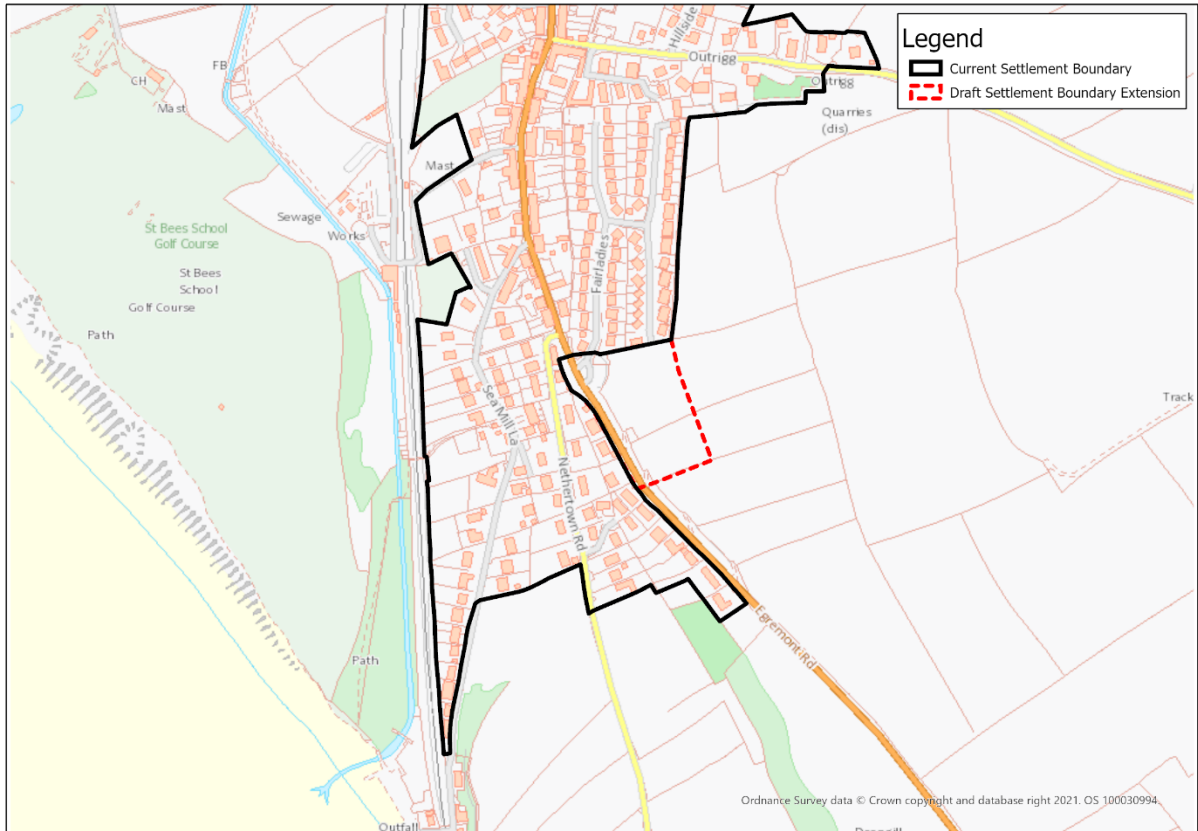
Map 1: Land south Derwentwater Close, Millom



Map 2: Crook Field, Millom



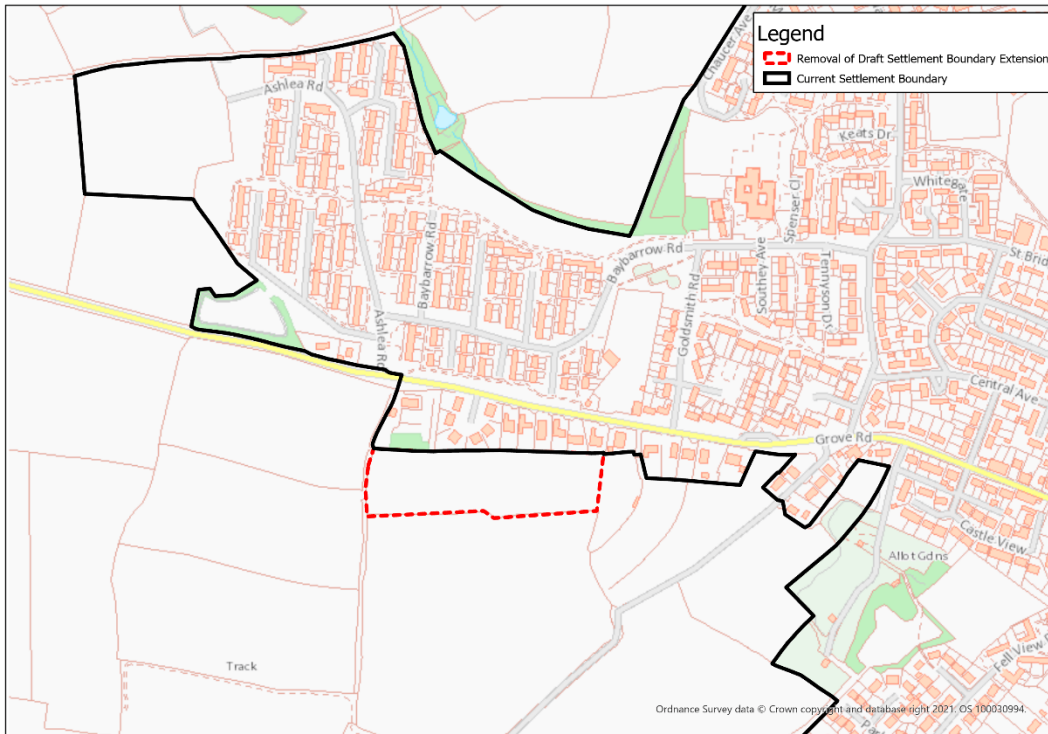
Map 3: Land south of Fairladies, St Bees (Allocation HSB3)



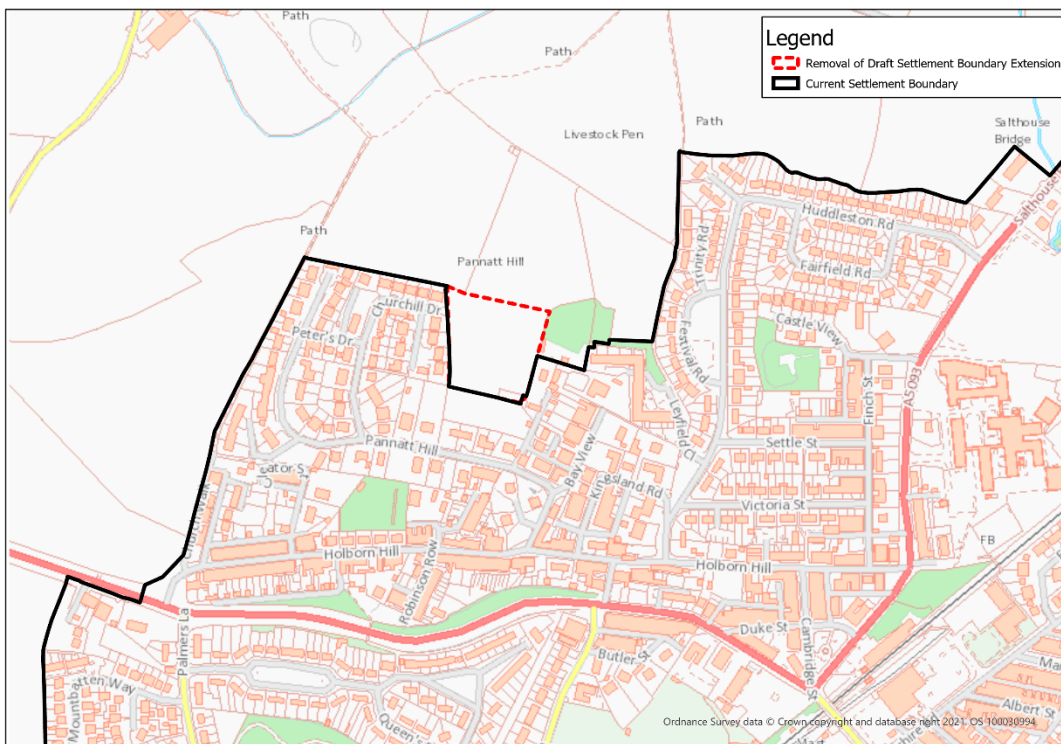
12.2 Appendix B: Land to be removed from Settlement Boundaries

This Appendix sets out the land which we are proposing to remove from the settlement boundaries. Please refer to Table 2 for more information on each site and the reasons for the decisions.

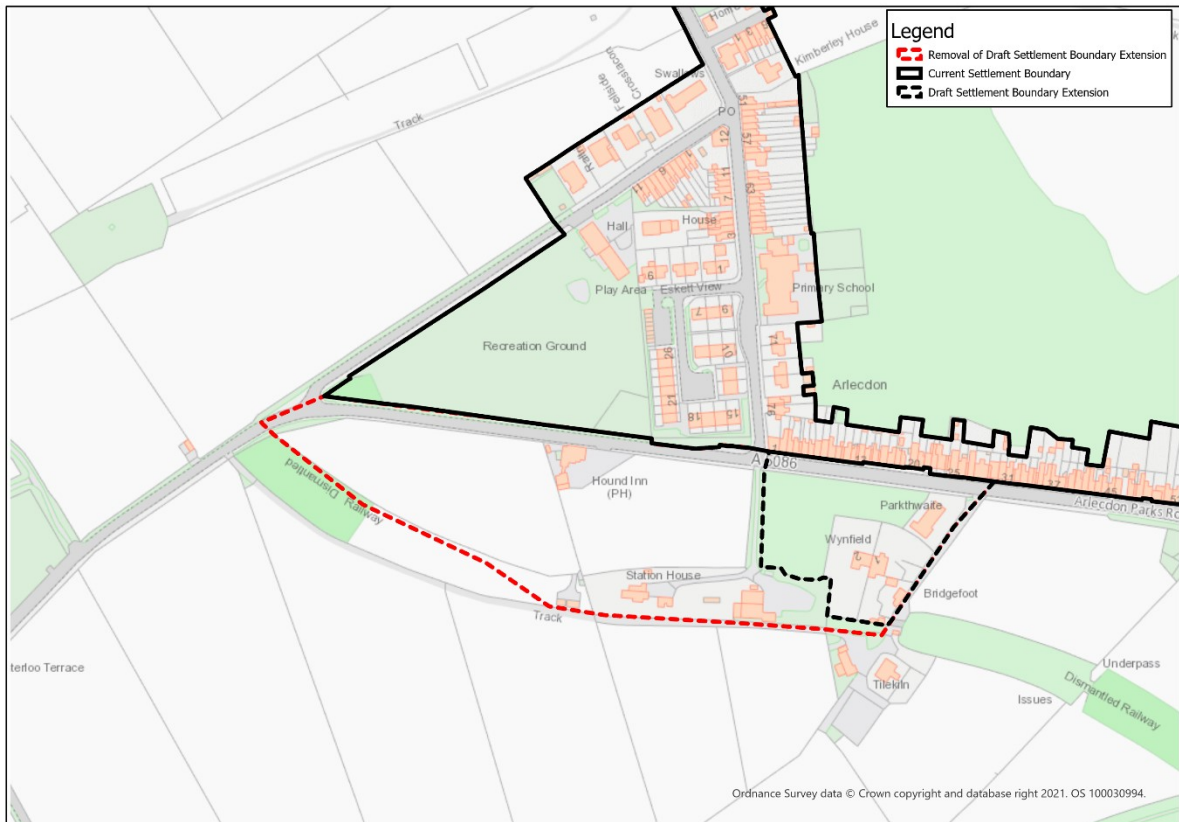
Map 4: Land south Baybarrow Road, Egremont



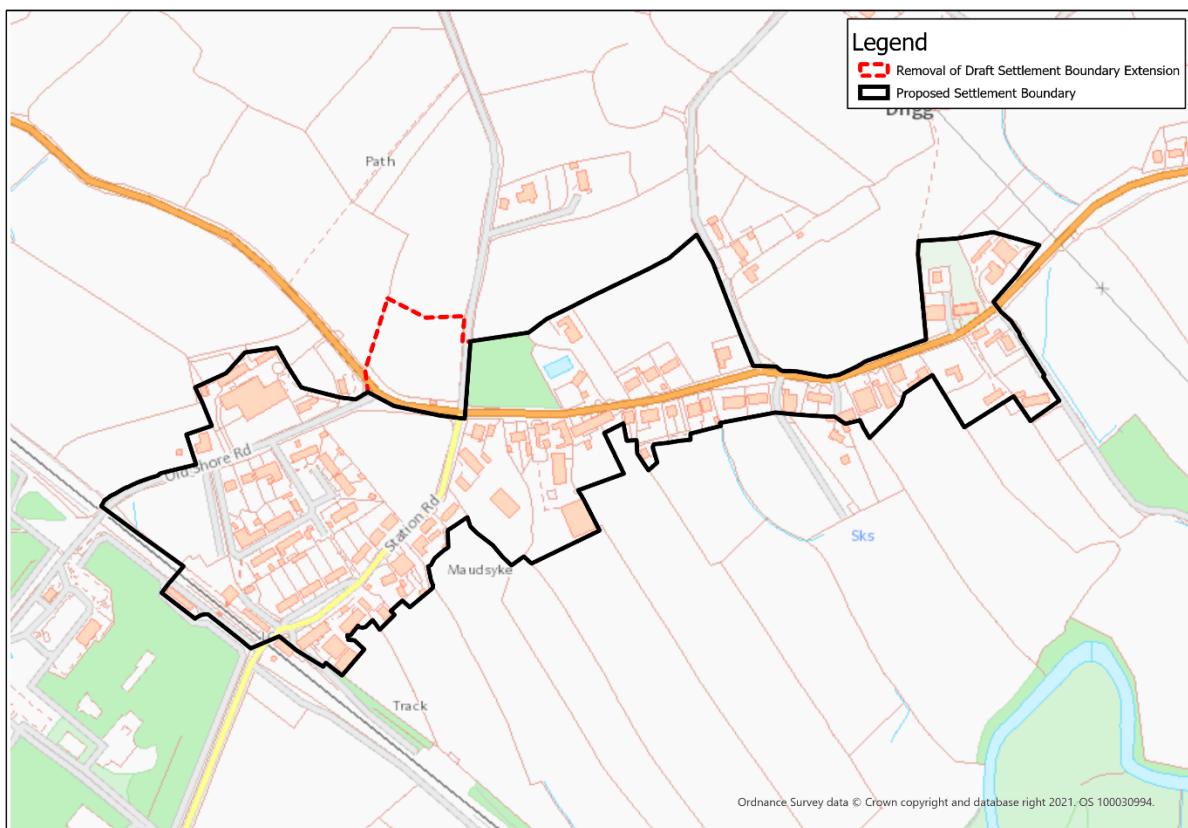
Map 5: Land north Back Bay View, Millom



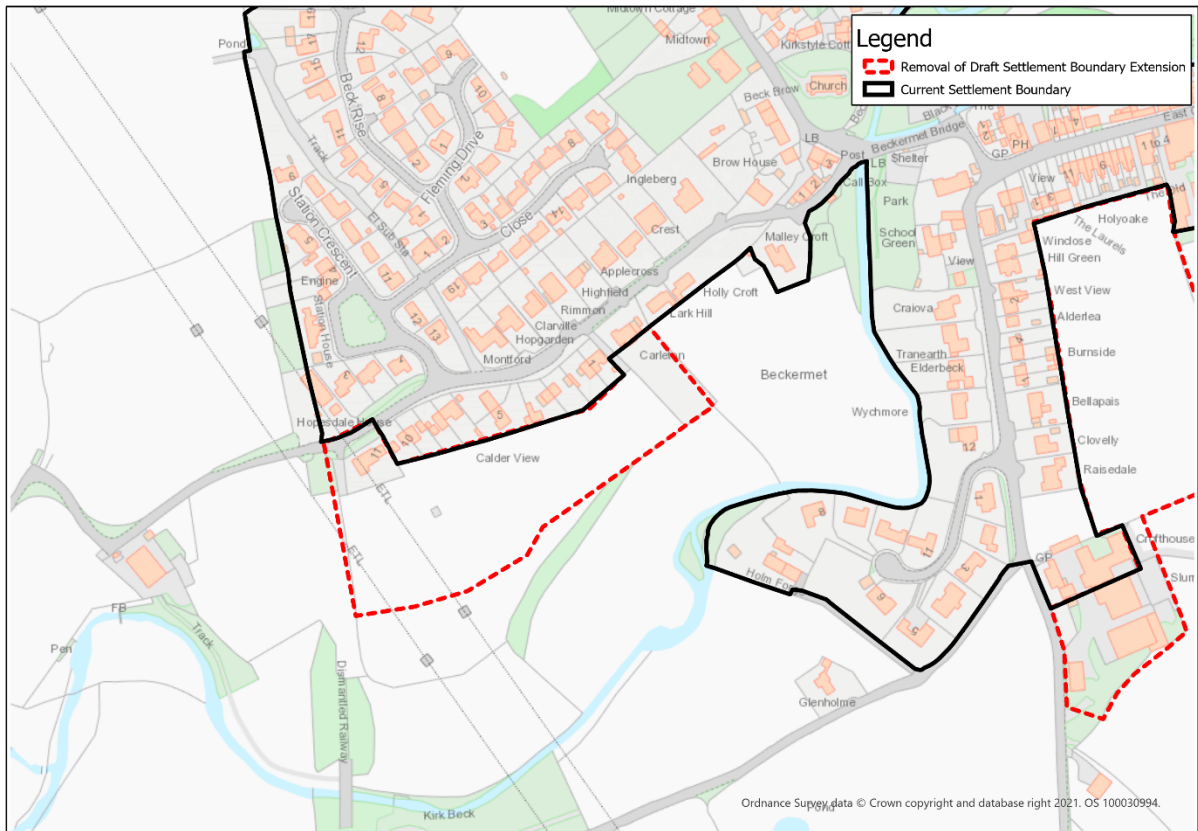
Map 6: Land to rear Hound Inn, Arlecdon and Rowrah



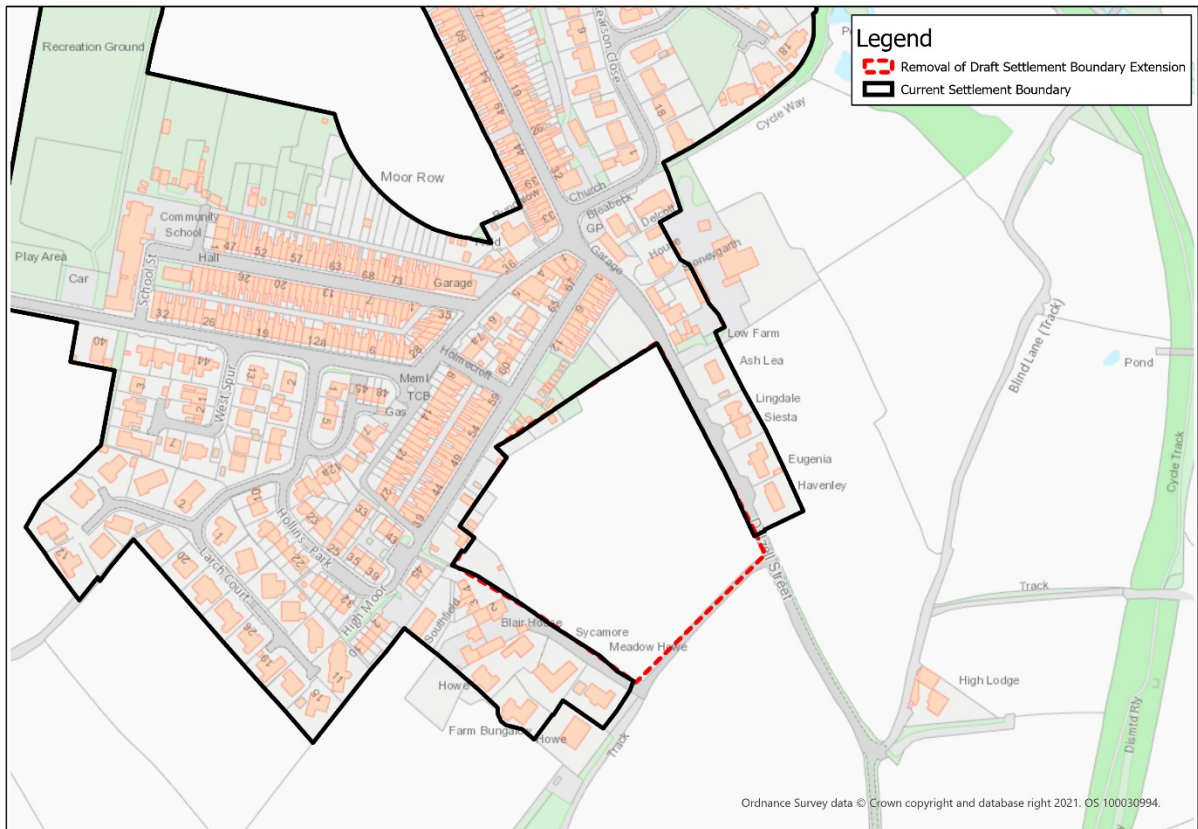
Map 7: Land north Wray Head, Drigg and Holmrook



Map 8: Land north west Holme Forge, Beckermat



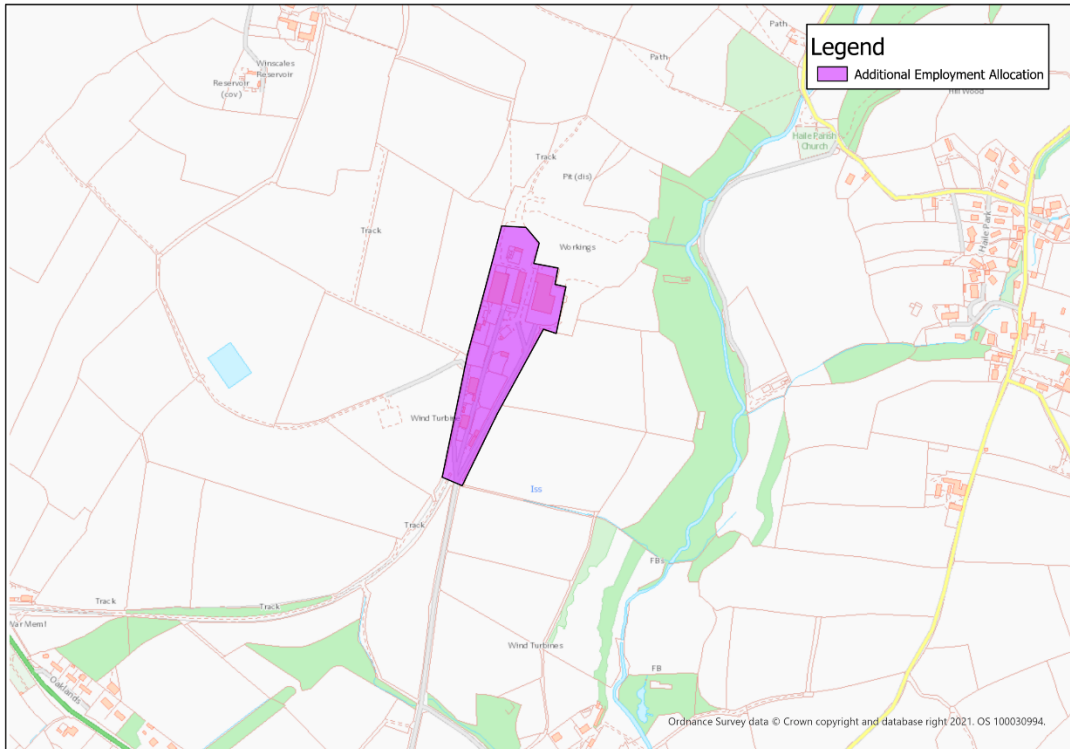
Map 9: Land at Moor Row, Moor Row



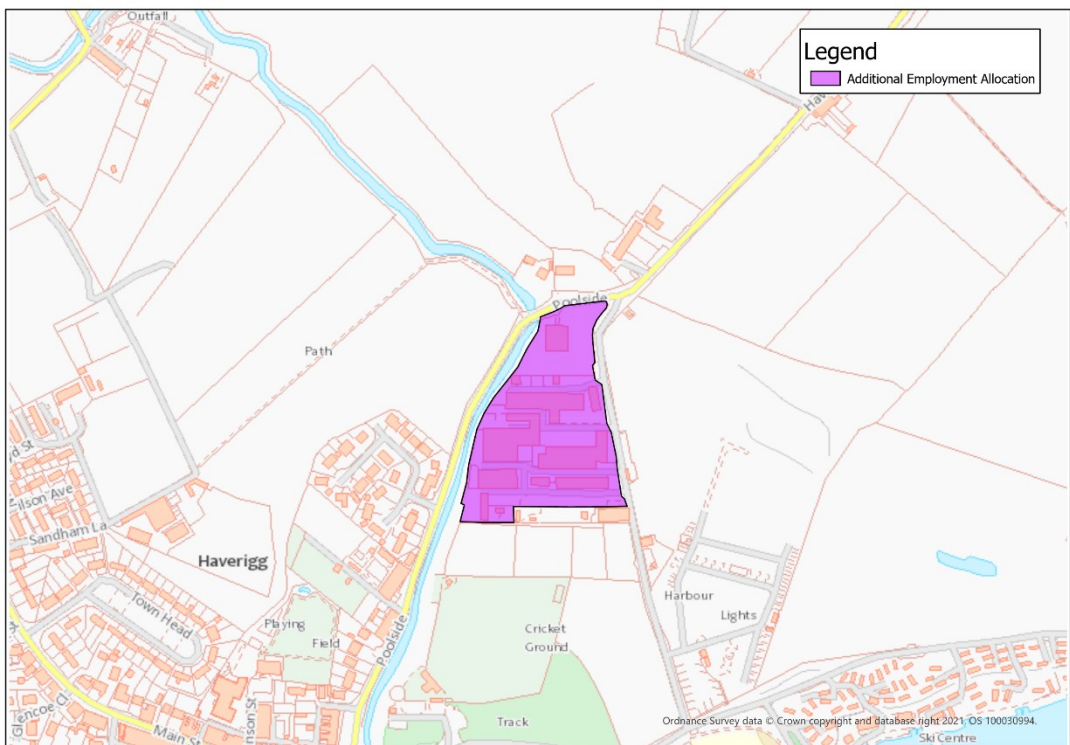
12.3 Appendix C: Changes to Employment Allocations

This appendix shows the additional sites that have been brought into proposed Policy E5PU in the employment chapter as existing employment sites.

Map 11: Energy Coast Business Park



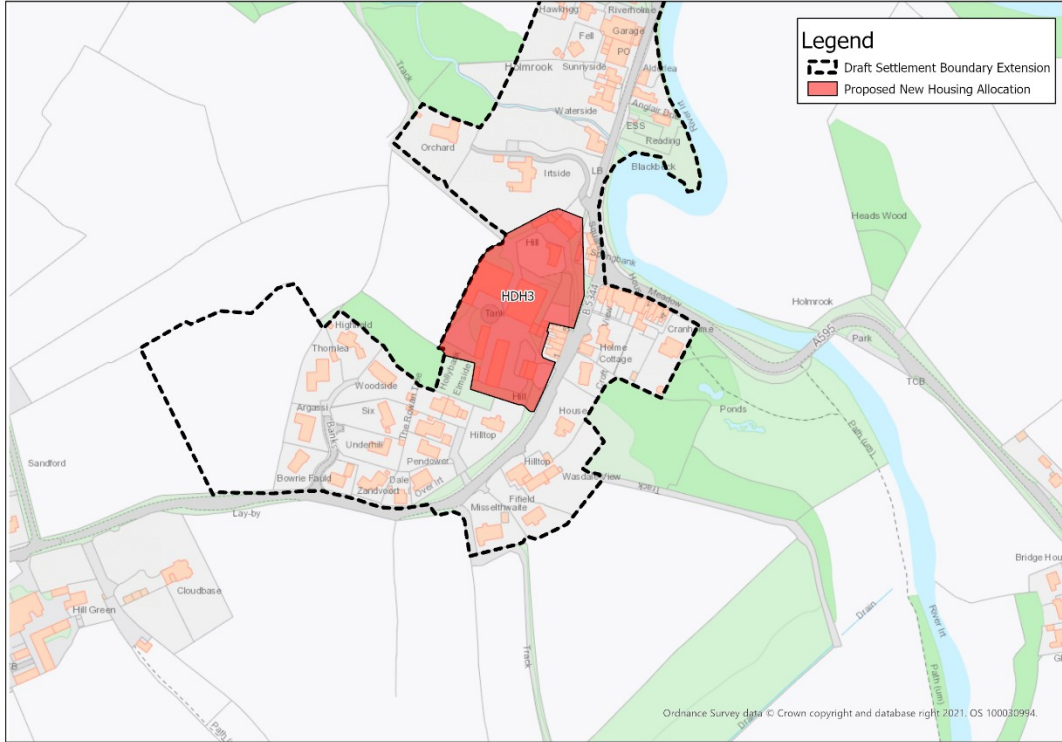
Map 12: Haverigg Industrial Estate



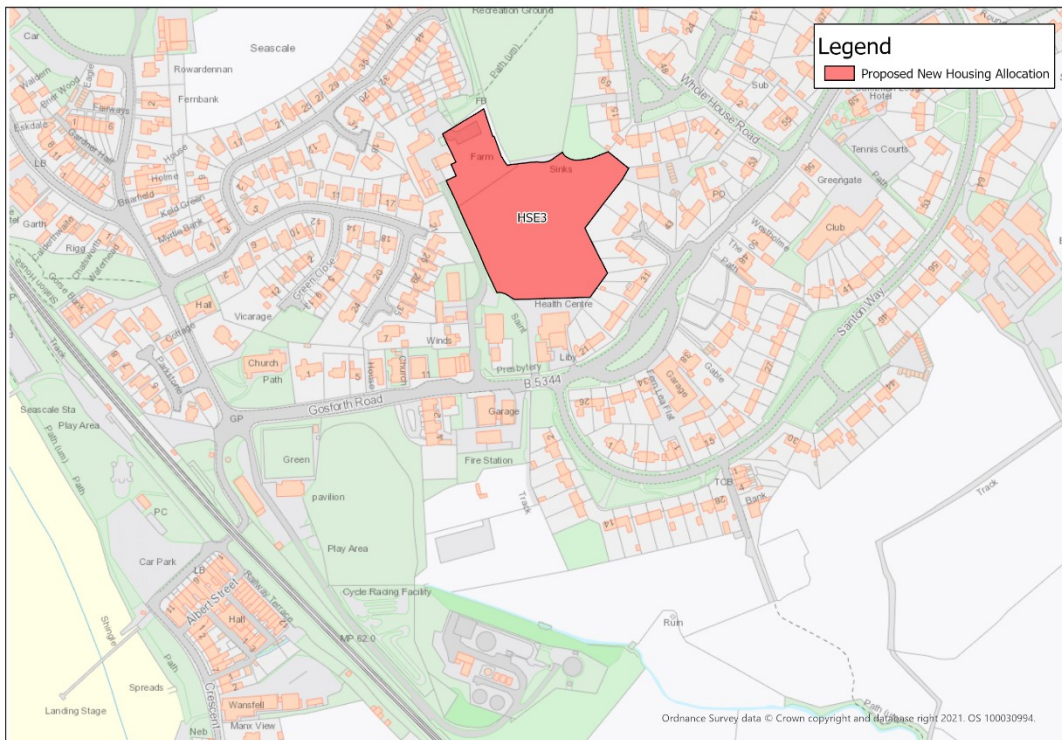
12.4 Appendix D: Additional Housing Allocations

This appendix shows the additional housing allocations that we are proposing to include within the Local Plan. Please refer to Table 3 for more information

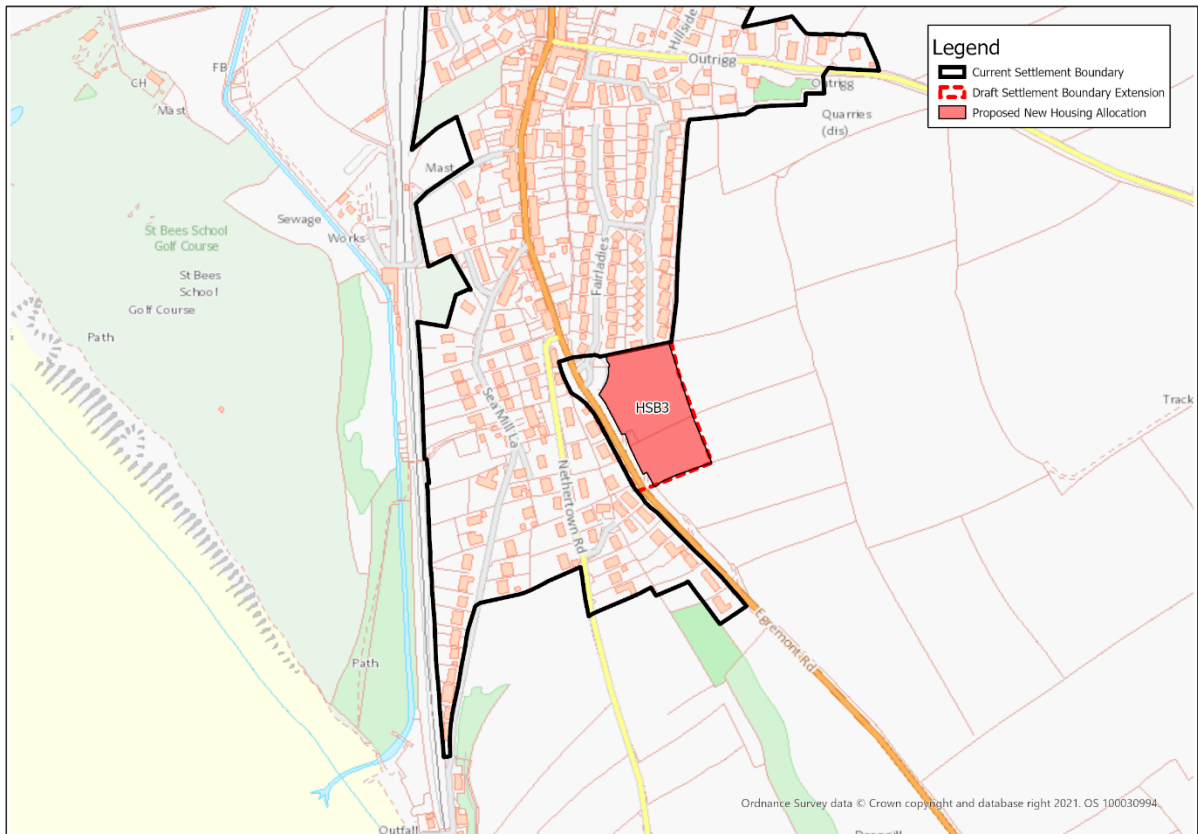
Map 13: HDH3, Hill Farm, Holmrook



Map 14: HSE3, Town End Farm East, Seascale



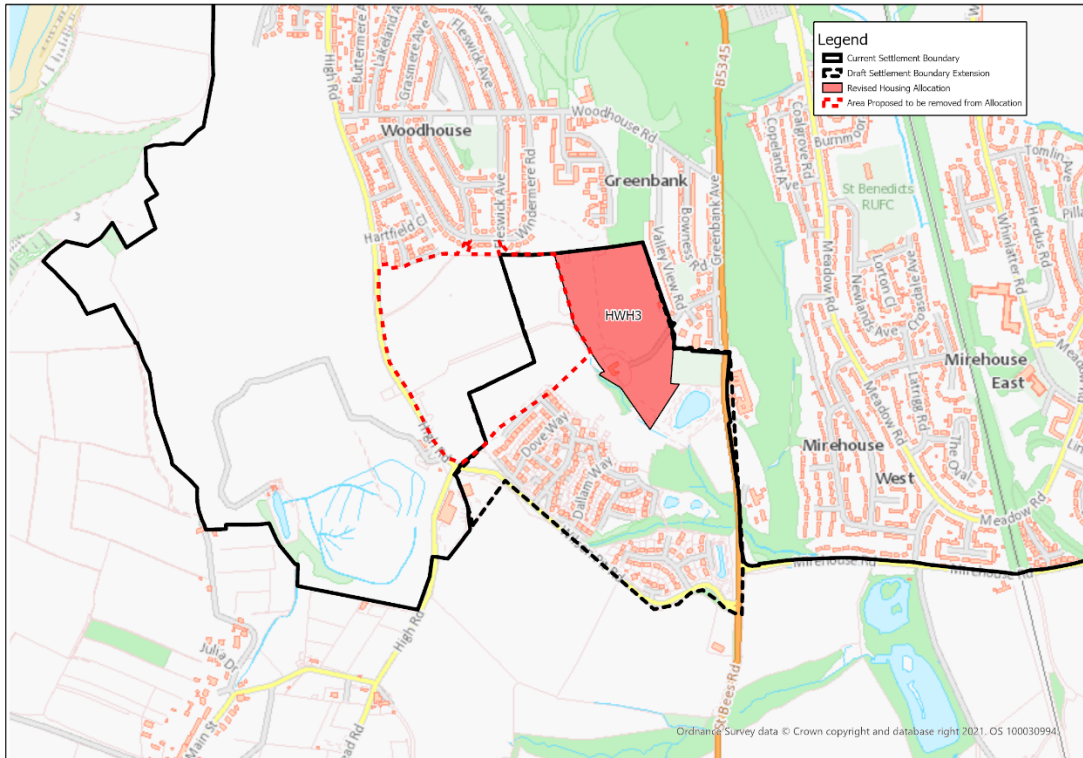
Map 15: HSB3, Land south of Fairladies, St Bees



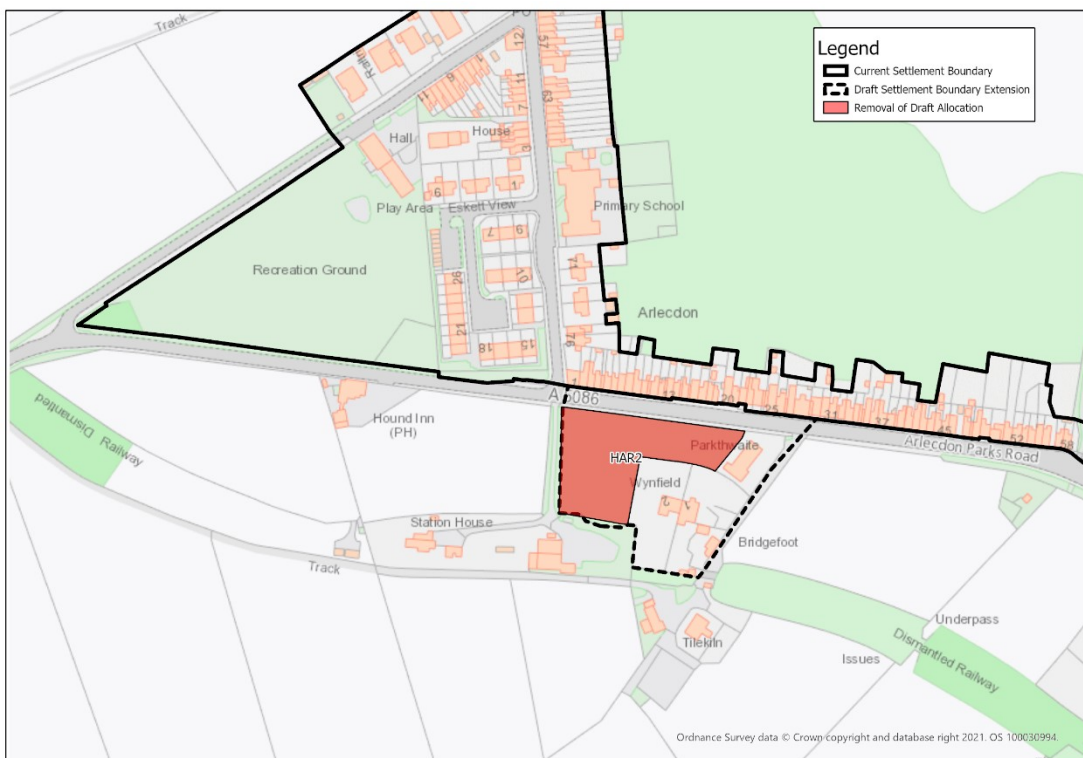
12.5 Appendix E: Housing Allocations proposed to be removed or reduced in size

This appendix shows the housing allocations that we are proposing to remove from the plan or reduce in size. Please refer to Table 4 for more information

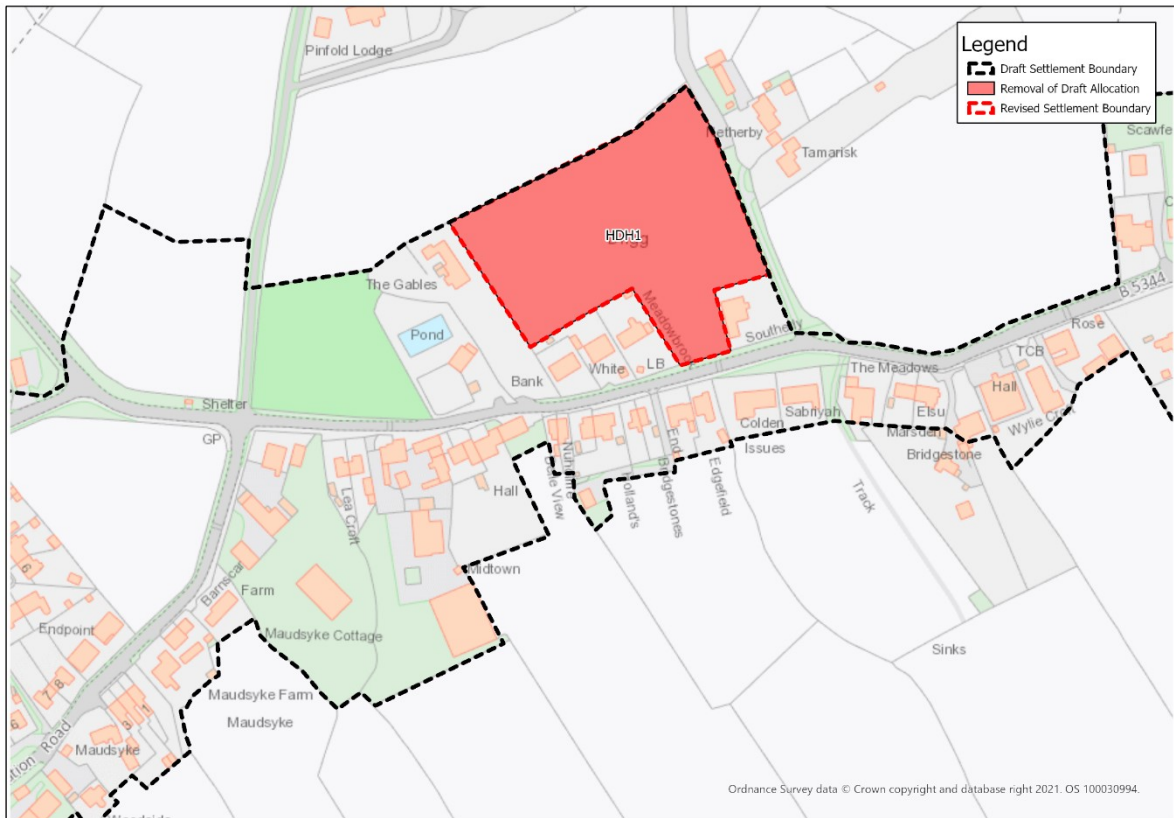
Map 16: HWH3, Whitehaven



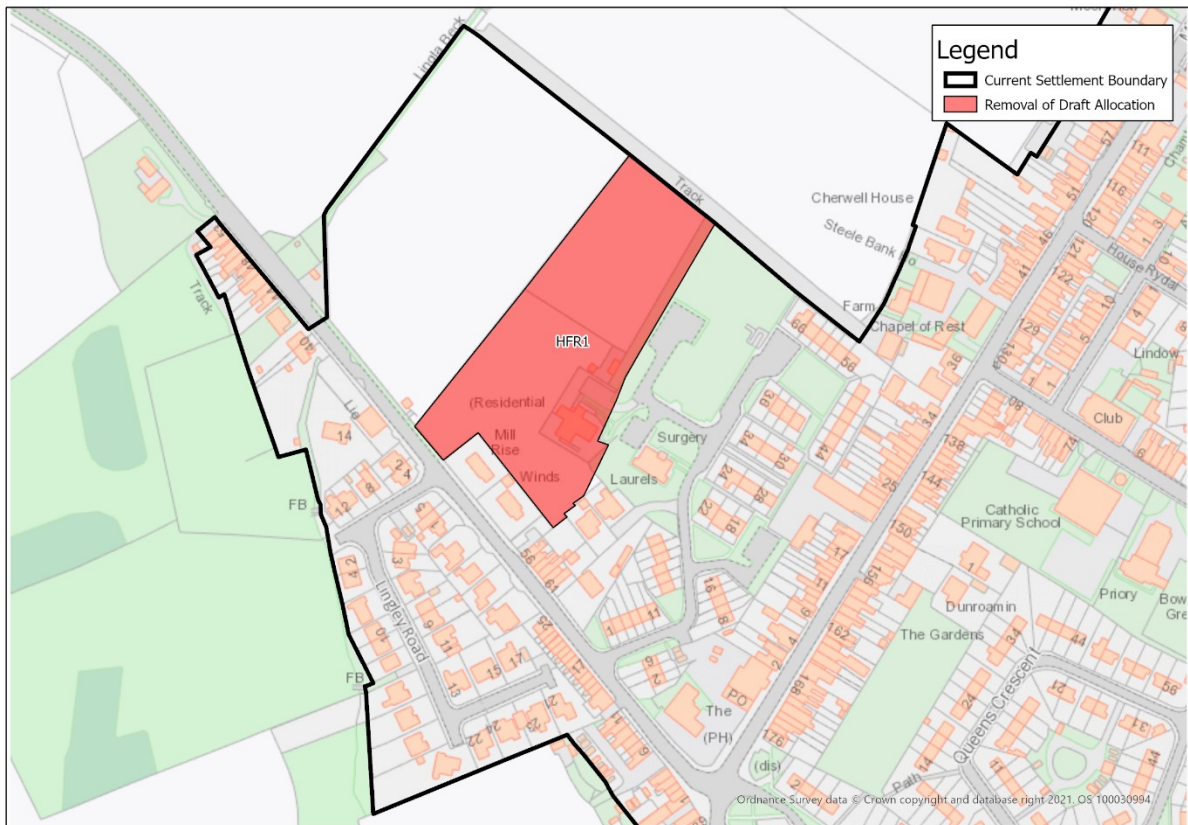
Map 17: HAR2, Arlecdon and Rowrah



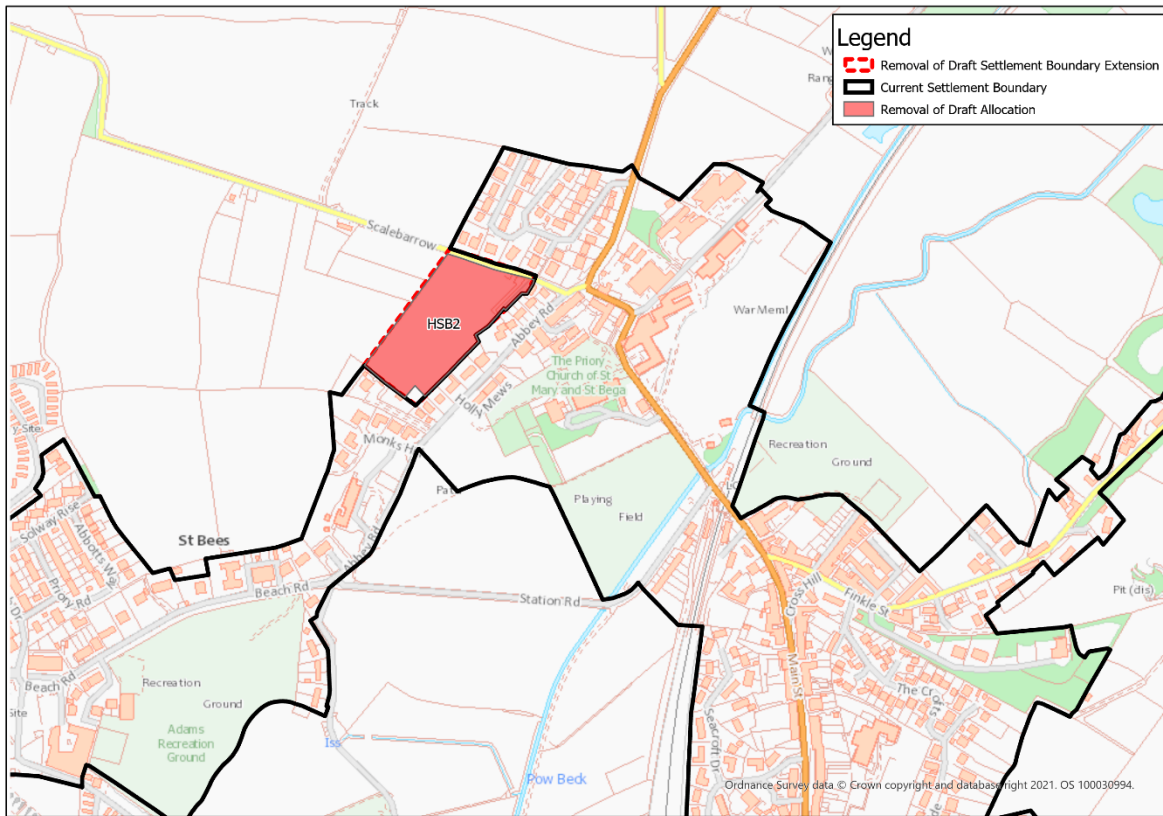
Map 18: HDH1, Drigg and Holmrook



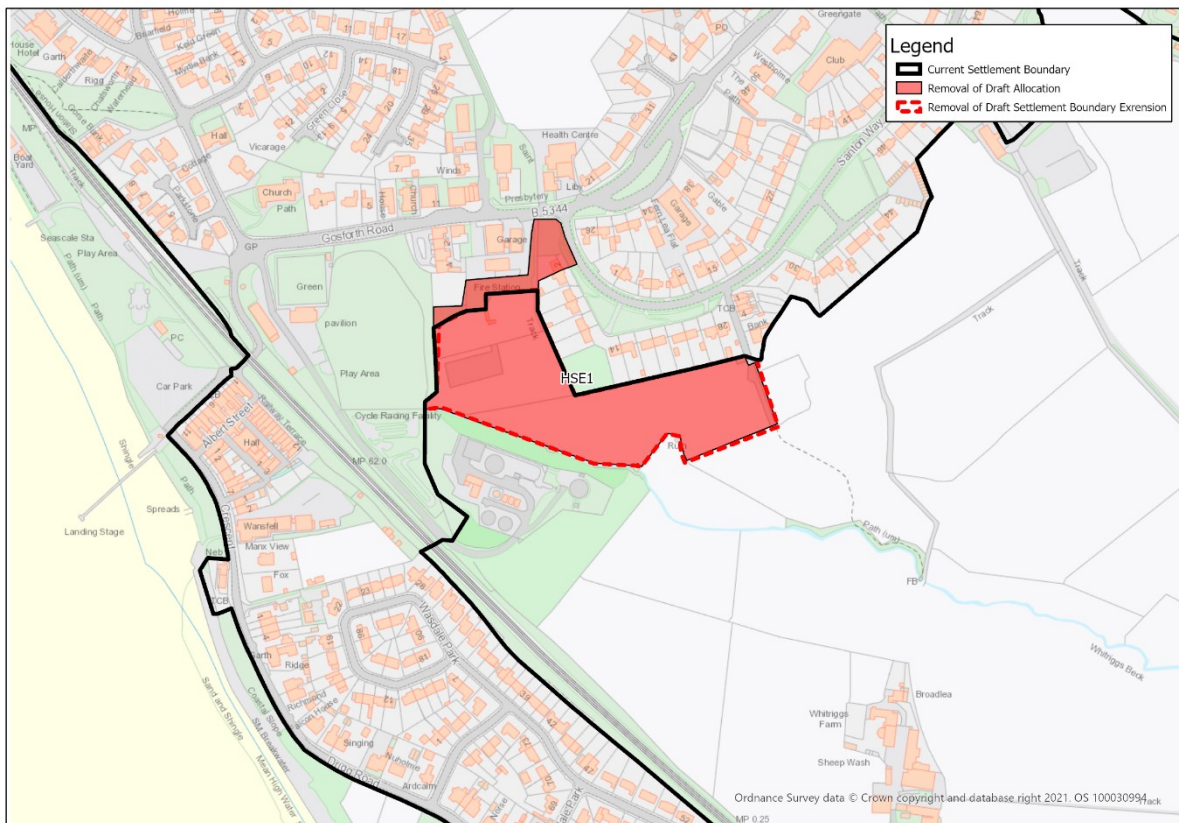
Map 19: HFR1, Frizington



Map 20: HSB2, St Bees



Map 21: HSE1, Seascale



Map 22: HBI3, Bigrigg

