

Contents Page

Respondent ID	Name	Page No
19	Mr Lace.....	1
40	Gary Bullivant.....	3
41	Leconfield Estate c/o Savills.....	5
43	Rheda Park Residents Association.....	21
44	Tim Knowles.....	22
47	Sall Visser.....	23
73	Rodney Godwin.....	33
80	Lisa Yardley.....	35
88	M Rodgers.....	36

[REDACTED]

From: [REDACTED]
Sent: 03 March 2022 11:56
To: Local Plan Consultation
Cc: [REDACTED]
Subject: Copeland Local Plan 2021 - 2038 Publication Draft Consultation

Follow Up Flag: Flag for follow up
Flag Status: Completed

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Dear Sir/Madam

With respect to the changes to the Local Plan in the January 2022 Publication Draft - thank you for taking on board my comments in my responses to the previous drafts (attached below).

I am very pleased that the former HDH1 site (behind Southerley / Meadowbrook) has been removed from the settlement area and is now outside the settlement boundary, for the reasons stated in my previous responses (below).

I am also very pleased that Drigg and Holmrook are now classed as Sustainable Rural Villages and not combined as a Local Service Centre (cluster), for the reasons stated in my previous responses (below).

However, I note that part of the field adjacent to Smithy Banks has now been brought within the settlement boundary of Holmrook (Land at Bowrie Fauld, west of Smithy Banks, Holmrook - Application 4/21/2534/0o1 outline residential application for residential development). I object to this land being brought within the settlement boundary for the following reasons:

1. This land was only brought inside the settlement boundary in the previous draft of the Local Plan as there was a valid planning application at that time. There is now no live planning application as it has lapsed so there is a technical error in time frames.
2. The proposed development reduces the green belt area between Drigg and Holmrook which are small individual rural settlements with an agricultural identity and would only leave a small space between the 2 settlements.

Yours faithfully

[REDACTED]

Previous submission:

FAO Strategic Planning Team
Copeland Borough Council
The Market Hall
Market Place
Whitehaven
Cumbria CA28 7JG

Dear Sir/Madam

With regard to the Drigg settlement boundary:

I am pleased to note that the HDH1 (field adjacent to "Southerly") has been removed from the plan as a "developable" site, citing "Issues surrounding landscape character and surface water" (Table 4: Allocations removed/amended in the Local Plan) - these issues have been pointed out to Copeland planning team by numerous Drigg residents. However, Map 7 (from page 43 of the September 2021 document "Copeland Local Plan 2021- 2038 Focused Pre- Publication Draft Changes Consultation") indicates that the HDH1 field been left within the settlement boundary. At the core of the Local Plan there is a "Presumption of Sustainable Development" policy within the settlement boundary - since the HDH1 field still lies within the settlement boundary it suggests that this field would be presumed suitable for development if no significant objections were received from statutory consultees to any potential proposed development application. Given that substantial opposition was received in response to the previous applications to develop this field, for many reasons other than the flooding issues in this area, **I believe that the former HDH1 field should be removed from within the Drigg settlement boundary .**

With regard to the classification of Drigg & Holmrook as a "cluster" / local service centre, I still object to the combination of Drigg & Holmrook as a cluster and Local Service Centre for the reasons details in my correspondence dated 25 November 2020.

The October 2021 revision appears to have taken no account of local knowledge that pointed out that the distances between people's home and services largely and sometimes significantly exceeds both the stated desirable and the maximum times and distances set in the Local Plan for determining a settlement's place in the expanded hierarchy that the Local Plan proposes. See excerpt from email (dated 30 November 2021 from [redacted] to the Copeland Local Plan consultation email address) . The email cites a survey undertaken by a Drigg community action group related to walking times and distances:

With regard to our survey, we received 47 completed replies. A further 11 replies were not fully completed and the data has not been provided. Residents of Holmrook provided 20% of the responses. The rest were provided by residents of Drigg or the surrounding countryside.

The distance between one end of Drigg and the other is 1.5 miles (30 mins walk) according to Goole Maps. From one end of Drigg to the other end of Holmrook is 2 miles (40 mins walk) . The survey therefore focussed on people's understanding of actual times and distances from their home to service locations, since these add to the evidence based justification for classifying a Cluster Local Service Centre. In our opinion the headlines from the survey are as follows:

a. 85% of respondents rarely or never walk to the Filing Station and the co-located Convenience store but 80% sometimes or frequently drive there. Comment: This is probably because the primary function is the sale of vehicle fuel, compounded by the distance of the facility from Drigg. The store, which is located on the A595 outside the village and in the Lake District National Park, largely serves passing business traffic and tourism locations in Wasdale and Eskdale.

b. Only two people frequently walk to the Railway Station, with its collocated craft/coffee shop and pub. Comment: This probably indicates that there is no one using Drigg and Holmrook's only public transport provision to commute daily to work.

c. Comment: Few people say they walk to any service that is over half a mile from their home and some observe that the journey is almost always two way and therefore double the distance and time reported.

d. Comment: The estimates of the time taken for individuals to walk from home to a service varies considerably, with some remarking on the significance of their age and health as a factor.

The revised local plan has also ignored the fact that the pavement in many stretches along the B5344 between Drigg and Holmrook is narrow – **less than one metre and is discontinuous at several locations. This does not meet Copeland BC's stated criteria in the Local Plan.**

There is NO lack of housing in Drigg and no proven need for additional housing.

Any new housing developments in Drigg would create nuisance due to additional traffic and loss of green field amenity, significantly increasing the village's carbon footprint. This is in contradiction to Copeland B.C.'s "Policy ST1 – Strategic Development Principles" to be environmentally sustainable, and is completely irresponsible in a Climate Emergency.

Yours sincerely

[redacted signature]

From: [REDACTED]
Sent: 13 March 2022 16:42

To: Local Plan Consultation

Subject: Copeland Local Plan 2021-2038 Publication Draft of the Local Plan Consultation (January 2022)

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Dear Sir/Madam

With respect to the changes to the Local Plan in the January 2022 Publication Draft - thank you indeed for taking on board most of my comments on the previous draft.

I particularly note and welcome that the former HDH1 site (behind and next to Southerly) is now to be outside the settlement boundary of Drigg. It would be disappointing if this were to be reversed at this late stage, noting that only the owner of the pasture appears to have written in favour of a settlement boundary that included his field. It remains the case that the only identified drainage solution for a proposed development on that field involves a pipe that passes under the highway and into the residential property that I both own and occupy. This ancient user provides a prescriptive easement of benefit to the former HDH1 that is limited to field drainage and whatever volume of domestic water is currently passed into the drain but no more than that. It is now very unlikely that that there will ever be a circumstance where I or my wife would feel inclined to make an express grant of deed that would enable housing development on that field while it is under current ownership.

I am also delighted that Drigg and Holmrook are each to be classed as Sustainable Rural Villages and not to be combined as a single Cluster Local Service Centre for development planning purposes. This should make it easier to develop an effective neighbourhood plan for Drigg that reflects its continuing and distinctive agricultural character and takes into account the particular impact of the presence of the Drigg nuclear licensed facility.

Regarding Drigg's contribution to the nuclear industry and its absence from NU4PU, I appreciate your consideration of my comments on LLWR Ltd's presence in Drigg & Carleton Civil Parish. It is outside of the defined settlement boundary so protected by other policies and its principle function is, of course, in dealing with nuclear waste so I can understand the decision not to include it in the nuclear policy. The recent purchase by NDA Properties Ltd of a long lease

of agricultural land outside of the boundary of the LLWR and a new local awareness of an LLWR Ltd study into Near Surface Disposal of higher activity nuclear waste that is due to report in 2023 together make this a subject of great local interest. The nature of the relationship between the local community and the NDA nuclear waste management subsidiary going forward will no doubt feature when Cumberland Unitary Council takes up its waste management duties and conducts its own review, as I'm sure that it will.

Thank you again for sight of the latest draft and for the opportunity to comment. I look forward to it coming into force soon.

Yours sincerely,



Drigg



Copeland Local Plan 2021-2038

Publication Draft Consultation



Contents

Introduction	1
Development Strategy	2
Copeland's Economy	5
Climate Change and Clean Energy	8
Housing	9

Introduction

Copeland Borough Council is in the process of preparing its Local Plan 2021-2038. The Publication Draft of the Local Plan is the final draft of the Local Plan subject to public consultation (under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012). It sets out the Council's final draft policies and sites for allocation necessary to meet the Borough's development needs for the plan period (to 2038) for the areas of Copeland that lie outside the Lake District National Park.

We have been instructed by our client, the Leconfield Estate, to prepare and submit comments in respect of the draft plan.

Our comments mainly relate to policies within the Development Strategy, Economy, Climate Change, and Housing Chapters. However, these representations also support the future allocation of the following residential allocations which are solely within our client's ownership, along with continuing to support the employment expansion of the Bridge End Industrial Estate, in Egremont:

1. HEG2
2. HEG3

Based on the above, our comments also relate to the Publication Draft Appendices (January 2022) and in particular Appendix B: Settlement Maps which contains maps showing the proposed settlement boundaries for each settlement within the proposed hierarchy, and Appendix F: Housing Allocation Profiles which provides additional information regarding each of the housing allocations identified in the Local Plan 2021-2038 Publication Draft.

Our client would like to work closely with the Council to support and help deliver sustainable development in the Key Service Centre of Egremont.

It is acknowledged that responses to this consultation will help to inform the final version of the plan, which will be submitted to the Planning Inspectorate in April 2022 for a public examination. It is then anticipated that the Local Plan will be adopted in early 2023.

We should be pleased if the comments below would be taken into account during the preparation of the Local Plan and would ask that we are kept informed of all future consultations during the Local Plan process including the following:

- Submission of the Local Plan for public examination by an independent Planning Inspector
- Publication of the Inspector's recommendations; and
- The adoption of the Local Plan.

Development Strategy

Strategic Policy DS1PU: Presumption in Favour of Sustainable Development

It is vital that the emerging Local Plan is prepared positively and that development needs are met during the plan period. The National Planning Policy Framework (NPPF) seeks that development proposals which accord with the development plan should be approved without delay, unless material considerations indicate otherwise and we note that, as part of the draft policy, the supporting text confirms that it should be read alongside Paragraph 11 of the NPPF, which is a material consideration when making planning decisions.

Based upon a 'Plan Positively' agenda, policies must not contain too many restrictive and unduly onerous conditions which may result in unviable and, ultimately, undeliverable development sites.

At the core of the Local Plan is a presumption in favour of sustainable development. This means that planning applications will be approved where they accord with the Development Plan unless material considerations indicate otherwise.

We support Policy DS1PU in principle, as it is in line with the overarching aim to contribute to the achievement of sustainable development as set out within the 2021 NPPF.

Strategic Policy DS2PU: Reducing the impacts of development on Climate Change

Strategic Policy DS2PU is not considered to be sound as it is not consistent with national policy. Our reasoning for this is set out below.

Policy DS2PU states that Copeland Borough Council will support development proposals where they make a positive contribution towards achieving the Cumbria wide goal of net zero by 2037. It goes on to promote active and low carbon travel and increased use of electric vehicles, increasing resilience to the effects of climate change, making the most efficient use of land, and requiring biodiversity net gain as part of all appropriate developments.

Whilst we support the move towards net zero, it is considered that this is perhaps more an objective or vision of the Local Plan rather than something which should be set out in a policy.

The policy text repeats a lot of the elements of the policies that are detailed elsewhere in the Plan and therefore it is proposed that the policy is deleted for the purpose of clarity and consistency with the NPPF which states that Plans should serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area and should contain policies that are clearly written and unambiguous so it is evident how a decision maker should react to development proposals.

Strategic Policy DS2PU should be deleted and the aspirations be set out in the Local Plan Vision or Objectives.

Strategic Policy DS3PU: Settlement Hierarchy

Copeland Borough contains four towns: Cleator Moor, Egremont, Millom (all Key Service Centres) and Whitehaven (the Principal Town) and several rural villages. We agree with the proposed tiers set out in the Settlement Hierarchy and that decisions on the location and scale of development should be informed by Copeland's Settlement Hierarchy.

We fully support the inclusion of a Settlement Hierarchy within the Local Plan, as this is a great way of indicating the best locations for future development (both for local residents, landowners, developers and other stakeholders). The Settlement Hierarchy shows what types and levels of development are appropriate for settlements in each of the 'tiers' set out in the hierarchy (Principal Town, Key Service Centres, Local Service Centres, Sustainable Rural Villages, Rural Villages and Open Countryside).

The draft policy wording states that the amount of development (housing, retail and leisure, employment) apportioned to each tier of the hierarchy is identified within the relevant chapter within the plan and that delivery will be closely monitored against these figures. Whilst we agree with this proposal, it is vital that some flexibility is sought within the plan to ensure needs and demands are met across the Borough and that flexibility is sought with regard to the figures set out in the Plan.

Whilst we support the settlement hierarchy and the settlement tiers being updated with up to date evidence, it is important that the final policy set out in the Local Plan remains fluid to take into account any further future changes that may occur to the settlement hierarchy which may come about following future iterations of the annual Village Services Survey. We therefore support the supporting text setting out that should the function of settlements change or there be significant changes to the pattern of facilities this approach will be reviewed as part of a review of the plan following adoption.

In terms of specific interest, our client is a major landowner in Egremont, which is identified as a Key Service Centre located on a Primary A Road connecting it to Whitehaven, the Principal Town in the Borough. 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. We therefore fully support future growth in Egremont and other Key Service Centres and support the inclusion of the Settlement Hierarchy as proposed in Draft Policy DS3PU.

Strategic Policy DS4PU: Settlement Boundaries

In addition to supporting the use of a Settlement Hierarchy, we also support the use of Settlement Boundaries to be drawn around settlements, but only if these limits are not onerously tight.

We note that the proposed Settlement Boundaries are identified in Appendix B and on the Proposals Maps. Our client owns land in and around Egremont and we fully support the settlement boundaries proposed for this Key Service Centre.

We fully agree with the assertion that Settlement Boundaries are a well utilised planning tool for guiding and identifying limits to development for an individual settlements. Identifying settlement boundaries provides an element of certainty for developers and residents and ensures that development is plan-led in accordance with paragraph 15 of the NPPF.

Boundaries should be based on clearly delineated curtilage edges or landscape features (both natural and unnatural) such as hedgerows or roads. Such boundaries allow for appropriate development to take place on sites directly adjoining and well-connected to towns and Local Service Centres, where it accords with the Development Plan.

Additionally, we also support the Council in identifying that there may be circumstances in which it is acceptable to build homes outside of the settlement boundaries, subject to certain criteria. This provides flexibility, as sites within the settlement boundaries may not always come forward as anticipated, whilst ensuring that isolated homes are avoided, in line with national planning policy and important landscapes and the character of settlements are protected.

However, **Strategic Policy DS4PU is not considered to be sound** as it is not positively prepared or consistent with national policy. Please see below for details.

As it stands, the policy generally supports development within the settlement boundaries, whilst generally looking to restrict development outside of settlement boundaries except in certain circumstances. For housing development to be accepted it has to directly adjoin the settlement boundary of a town or local service centre; and have safe pedestrian links to the settlement; and the Council need to be unable to demonstrate a five-year supply or to have had 3 years of under-delivery of housing or be for a specific type of housing supported by Policies H15,16 or 17 (Rural Exceptions, Dwellings for Rural Workers and Replacement Dwellings).

The current criteria set out in the draft policy regarding development outside the settlement boundaries could be construed as not being flexible enough to ensure that the Council's housing needs are met and to ensure that sustainable developments come forward. Our client considers that the limitations proposed are contrary to the Government's objective to significantly boost the supply of homes, to ensure a sufficient amount and variety of land can come forward to meet the needs of groups with specific housing requirements, and would not promote sustainable development in rural areas where housing should be located to maintain the vitality of rural communities, allowing opportunities for villages to grow and thrive and support local services (NPPF 2021 paragraph 79).

Furthermore, Criteria iii is already covered by The Framework and therefore it is considered that it is unnecessary to include it as part of policy DS4PU.

We therefore suggest that the policy wording is amended to state:

'Where the proposal is for housing and;

- i. the site **is well related to a settlement** directly adjoins the settlement boundary of a town or local service centre; and*

- ii. the site is or can be physically connected to the existing settlement by safe pedestrian links; and*
- iii. —the Council is unable to demonstrate a 5-year supply of deliverable housing sites; or there has been previous under-delivery of housing against the requirement for 3 years or more the proposal is for a specific type of housing supported by Policies H14, H15 or H17.'*

In conclusion, subject to the above amendment, it is considered that the draft policy could be positively prepared and in line with national planning policy and guidance.

Strategic Policy DS8PU: Reducing Flood Risk

As set out at paragraph 160 of the NPPF, "Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards."

Furthermore, at paragraph 161 "All plans should apply a sequential, risk-based approach to the location of development...". We note that the Council's Draft Strategic Flood Risk Assessment, produced in May 2018, identifies localised flooding issues in the South of Copeland, North Whitehaven and Cleator Moor. These areas are particularly susceptible to flash flood events. As such, it is considered that the allocations comply with the requirements of the NPPF, as when identifying sites for allocation, consideration was apparently given to flood risk at the earliest stage and sites were excluded where more than 50% of the site was in Flood Risk Zone 2 or 3.

We therefore support draft Policy DS8PU which seeks to allocate new build development on sites located outside areas at risk of flooding, where possible, and only permits development in areas at risk of flooding where applicants have carried out the flood risk sequential and exception test to the satisfaction of the Council and appropriate mitigation is provided, however, it is important that there should be flexibility incorporated in to the policy to support development in some flood risk area if there are difficulties in terms of delivering the aspirations of the Plan and more land is required, but this should be based on lower vulnerable uses, for example employment / industrial uses.

However, it is considered that this Strategic Flood Risk Assessment is updated and finalised as part of the new Local Plan, as the most recent finalised document is from 2007 and significant time has progressed since this evidence-based document was complete.

Copeland's Economy

Strategic Policy E2PU: Location of Employment

Strategic Policy E2PU is not considered to be sound as it is not positively prepared or consistent with national policy. Please see below for details.

We agree with the assertion at paragraph 7.5.1 of the Publication document that, to supporting the Council's growth ambitions, it is vital to ensure there is enough suitable and flexible employment land for business development including manufacturing, warehousing, new initiatives, start-ups and the availability of flexible business space town centre offices and other sustainable locations for the life time of the Local Plan.

For Key Service Centres we support the expansion of existing businesses and therefore support Policy E2PU in principle. However, where the policy tables sets out the 'Appropriate Type and Scale of Development' it is important to state that this list is not exhaustive and each site and associated planning application would be assessed on its individual merits so not to hinder employment growth which may not neatly fall within the listed types currently considered suitable as per the Table set out in Policy E2PU.

We therefore proposed that additional text is included in the table to states "Examples of Appropriate Type and Scale of Development"

Strategic Policy E5PU: Employment Sites and Allocations

Copeland Borough has a number of existing employment sites of differing quality, size, and available space and use classes. Through Strategic Policy E5PU, the Council propose to continue to support development on existing employment sites and allocations where they are in accordance with policies in the Development Strategy. We note that several employment allocations have been identified in draft Policy E5PU and development within the boundaries of these employment sites and allocations will be supported.

With our clients' interest being in and around Egremont, our comments relate to Bridge End employment allocation in Egremont which is an extension to the existing industrial estate.

Whilst we note that the accompanying Employment Land Availability Study (ELAS) suggests that there was no need for a new strategic site at Hensingham Common at present, we do consider that this is a prime time and opportunity to extend the Employment Site at Bridge End, Egremont further. It is suggested that amendments are made to the proposed allocation boundary for this site.

As set out in our comments to the Preferred Options consultation (2020), and the Additional Focused Pre- Publication Draft Consultation on Potential Changes to the Local Plan held last year, the current proposed extension / allocation is an elongated site running north-south along the A595 and is one field disconnected from the industrial estate to the west. Our client owns land immediately adjacent to the existing built up area of the industrial estate and it is therefore considered that some of our client's land should be included as part of the allocation based on a logical extension to the existing site.

As you can see from the image below (Figure 1), the land in our client's ownership is generally flat in topography and bounds the existing industrial estate immediately to the south. It creates a sensible extension to the already existing industrial estate.



Figure 1 Photograph of proposed area to be included in employment allocation (Source – Google)

Please see our proposed amendments to the site boundary at Figure 2 below. Our clients land that we are proposing for inclusion in the allocation is identified by the blue hatching.

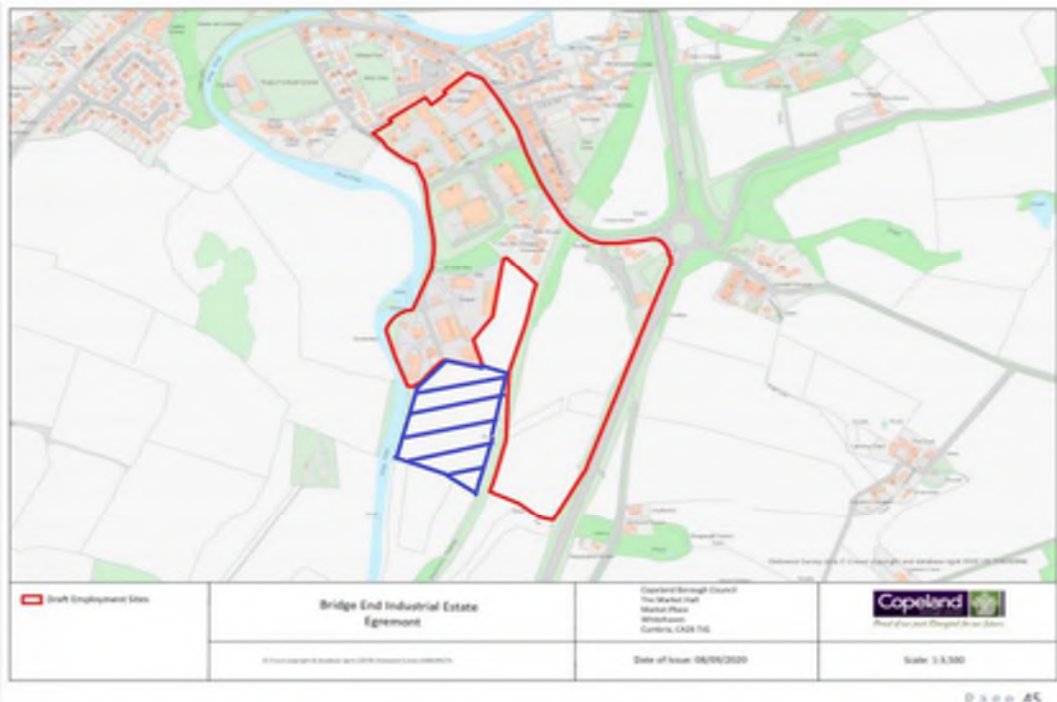


Figure 2 Bridge End Industrial Estate – proposed changes to the site boundary (Source (Copeland Borough Council))

We acknowledge that, via the 2021 EDNA and 2020 ELAS, existing sites, proposed allocations and new sites submitted through the previous Call for Sites have been reviewed to reflect the latest evidence in terms of need and suitability. However, it is not considered that a proper assessment of our clients land has taken place, other than through responses made to our previous comments to the Preferred Options consultation in 2020 and Additional Focused Pre- Publication Draft Consultation on Potential Changes to the Local Plan held last year whereby the Council stated that the land has not been allocated because approximately one third of the site is in Flood Zone 3, and based on the EDNA and ELAS the remaining allocated sites (which are not in the flood zone) should provide sufficient land for the Plan period. We do, however, welcome the comments made that, if there are difficulties in terms of delivering the aspirations of the Plan and more land is required this site can be considered again in the 5 year review. However, this should be reverted back into Strategic Policy DS8PU: Reducing Flood Risk as per our comments above.

In the meantime, however, we can confirm that our clients land immediately south of the Bridge End Industrial Estate (as identified by the blue hatching at Figure 2) is available, suitable and deliverable for future employment development and we would welcome its inclusion as a future allocation as part of the Major Employment Site at Bridge End, Egremont now or in the future.

Climate Change and Clean Energy

Policy CC1PU: Large Scale Energy Developments (excluding nuclear and wind energy developments)

Our client supports the Council's aim to transition to a carbon neutral future and will seek to maximise the renewable and carbon neutral energy generated in the Borough as set out in Draft Policy CC1PU. We support the proposals for large scale renewable and carbon neutral energy schemes where they do not adversely impact on the other development requirements for the Borough. Large scale renewable and carbon neutral energy schemes need to be located in appropriate locations where they do not hinder other development opportunities such as housing, employment etc. but more importantly that they do not individually or cumulatively have a significant adverse effect as a result of their scale, siting or design on surrounding landscapes, heritage assets and other material considerations, with planning application needing to include details of mitigation measures associated with any potential harm.

As a major landowner in the Borough, our client would be happy to discuss potential future opportunities with the Council on this matter, if deemed appropriate.

Housing

Strategic Policy H1PU: Improving the Housing Offer

We support draft Policy H1PU which states that the Council will work with stakeholders, partners and communities to make Copeland a more attractive place to build homes and live by:

- a) Allocating a range of deliverable and attractive housing sites to meet local needs and aspirations and ensuring they are built at a high standard, whilst protecting the amenities of existing residents;*
- b) Supporting the renewal and improvement of the Borough's existing housing stock and finding innovative ways to bring empty properties back into beneficial use;*
- c) Supporting proposals which aid the regeneration of the wider residential environment;*
- d) Approving housing development on appropriate windfall sites within the settlement boundaries where it accords with the Development Plan; and,*
- e) Ensuring a consistent supply of deliverable housing sites is identified through an annual Five-Year Housing Land Supply Position Statement.*

However, **Strategic Policy H1PU is not considered to be sound** as it is not positively prepared or consistent with national policy.

To ensure that Strategic Policy H1PU accords with Strategic Policy DS4PU, where some housing development will be considered acceptable outside settlement boundaries, it is proposed that criterion d0 is amended to state:

- d) Approving housing development on appropriate windfall sites ~~within the settlement boundaries where it accords with the Development Plan;~~ and,*

This will enable development to come forward to meet the needs of groups with specific housing requirements, and would allow sustainable development in rural areas where housing should be located to maintain the vitality of rural communities, allowing opportunities for villages to grow and thrive and support local services in line with NPPF 2021 paragraph 79.

Strategic Policy H2PU: Housing Requirement

Strategic Policy H2PU is not considered to be sound as it is not positively prepared, justified or consistent with national policy for the following reasons:

The housing requirement is for a minimum of 2,482 net additional dwellings (an average of 146 dwellings per annum (dpa)) to be provided between 2021 and 2038. This is based on a 'baseline forecast' as set out in table 13 of the consultation document. However, the policy also suggests that in order to plan positively the plan will provide a supply of housing sites, which will provide a minimum of 3,400 dwellings over the plan period (average of 200dpa). This figure is based on an 'Growth Scenario'.

Both these figures are higher than the standard methodology which currently identifies a housing need for only 8 dwellings per year in Copeland. As per paragraph 61 of the NPPF 2021, *“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.”*. It is considered that it is appropriate to plan for a higher figure than the standard method indicates as exceptional circumstances have been demonstrated in that the figure identified within the Standard Methodology does not take into account projected economic growth.

As required by the NPPF, the emerging Local Plan must define the overall level of growth over the Plan period (up to 2035), based on the requirement to meet the Borough’s Objectively assessed needs (OAN). We fully support the approach proposed by the Council to increase its housing need. As previously highlighted by the Home Builders Federation (HBF), the standard method could have implications for housing targets in some areas of the country (principally in the north of England), where economic growth strategies may not be supported by local authorities that plan for the minimum number of additional dwellings as indicated by the standard methodology. By only using the current standard methodology (which is 8 dwellings per annum for the Borough) it would most certainly lead to the Borough not planning enough homes to support the current need, let alone any economic growth.

However, it is considered that the housing requirement needs further thought. The current proposal is to meet at least 146 dwellings per annum, however, as already set out in policy, this does not ‘plan positively’. The Council has even acknowledged this in the consultation document as policy text for Draft Policy H2PU: Housing Requirement states *“In order to plan positively and support employment growth over the Plan period, the Plan identifies a range of attractive allocated housing sites, which when combined with future windfall development, previous completions and extant permissions, will provide a minimum of 3400 dwellings (an average of 200 dwellings per annum) over the Plan period.”*.

The current proposed housing requirement of 146dpa is based on a ‘Baseline Scenario’ and not an Economic Growth Scenario. We consider the housing requirement should be higher than 146dpa (closer to 200dpa, if not 200dpa itself) due to the fact that The Strategic Housing Market Assessment and Objectively Assessed Housing Need Report (update 2021) states on page 97 that it would be reasonable to conclude that an economic-based growth OAN for Copeland would be for up to 278 dwellings per annum.

Additionally, based on an average delivery rate of housing development over the last five years this has been in excess of 140 dwelling (excluding demolition accounted for in 2020/2021) and this is based on the development strategy set out in the Core Strategy and Development Management Policies DPD (Adopted in December 2013) and a number of policies “saved” from the Copeland Local Plan 2001-2016 where new housing allocations have not been adopted since the Copeland Local Plan 2001-2016 was adopted in 2006.

It is therefore considered that the average delivery rate of housing development over the last five years could have been higher if recent up to date housing allocations were in place giving landowners, developers and stakeholders certainty in respect of pursuing planning applications.

Furthermore, the current adopted Local Plan housing requirement is up to 300 dwellings per annum as set out in the Copeland Local Plan 2013-2028. As part of the adopted Local Plan, the Council confirmed that it was sensible to start from what the market has proved itself capable of producing as well as including an aspirational figure equating up to 300 dwellings per year, to cater for the 'nuclear investment' scenario.

Our client is supportive of a plan seeking to align job growth and housing needs and would suggest that the housing requirement for Copeland is higher than the figure currently proposed. Whilst the policy seeks to be positive with the range of housing sites **provided it is considered that to ensure that the policy is in line with the NPPF the base target of a minimum 200 dwelling per annum should be the housing requirement; not 146dpa**. This would create flexibility and choice within the range of sites, and would help to ensure that the housing requirement can be met

If the Council does not seek to meet the most appropriate level of development needed it is considered that the Borough would suffer significantly from out-migration, reduced / limited employment opportunities and have a detrimental impact on the existing supply of local services and facilities. This goes against the strategic Vision, Strategy and Objectives of the Plan and would therefore be unsound as the plan would not have been planned positively.

Whilst it is considered that a higher figure is proposed within the policy text, we also consider that the use of a single figure in the policy is more appropriate. This rules out any potential ambiguity regarding future development over the plan period. It is also important that the proposed housing figure set out in the policy is a minimum figure, rather than viewed as a cap and a restriction to new development. It is not considered consistent with National Policy to place a restrictive cap on the housing requirement. In the interest of effective, positive and justified plan making, where there is a need for new homes, there should be no cap on sustainable development.

In conclusion, we support a housing requirement which would identify a higher figure than 146dpa along with a sufficient number of sites to meet the housing requirement (plus an additional 20% subject to the deliver test set out in the NPPF), to create flexibility and choice within the market and help ensure that the housing requirement can be met.

Strategic Policy H3PU: Housing Delivery

Strategic Policy H3PU is not considered to be sound as it is not positively prepared, justified or consistent with national policy for the following reasons:

Draft Policy H3PU aims to identify measures that will be put in place if monitoring shows that housing is not being delivered as expected, to ensure that any delays do not hinder the delivery of the Local Plan as a whole. We also support partial Local Plan Review when deemed necessary. Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary in accordance with paragraph 33 of the NPPF. Furthermore, Local Plan Reviews at least every five years are a legal requirement for all local plans (Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012).

However, it is questioned whether Draft Policy H3PU should be included within the Monitoring Section of the Local Plan rather than creating repetition throughout the Plan and including a policy which is just a statement of intent rather than policy.

Strategic Policy H4PU: Distribution of Housing

Strategic Policy H4PU is not considered to be sound as it is not positively prepared, justified or consistent with national policy. Please see below reasoning for this.

We support the assertion that the distribution of housing in the Borough will be broadly in line with the settlement hierarchy set out in Strategic Policy DS3PU and that additional housing will be supported within the towns, Key Service Centres and Local Service Centres where it accords with the Development Plan.

However, Draft Policy H4PU sets out how many dwellings will be sought within each tier of the hierarchy in order to meet the baseline housing requirement of 2482 dwellings across the Borough over the Plan period. Whilst we agree that the proportion of development for the Key Service Centres should be at least 30% of the overall housing requirement, in line with our comments to draft Policy H2PU, it is considered that the housing requirement should be higher than the figure currently proposed (at least 200dpa not 146dpa).

Based on this, we consider that the housing target for the three Key Service Centres should be at a minimum 1,020 dwellings in order to meet the 3,400 dwellings over the plan period, in alignment with the Economic Growth Scenario. We appreciate that as part of this change there may be a need increase housing allocations to ensure that the minimum and possibly more development is met over the full plan period.

As mentioned above, our client's interest is in respect of the Key Service Centre of Egremont. We support Egremont being identified as a Key Service Centre and that at least 30% of all new development will take place within the three identified Key Service Centres of Cleator Moor, Egremont, Millom (which we believe should be a minimum of 1020 dwellings).

Finally, as it stands, the policy currently states that the amount of housing identified within the Sustainable Villages and Rural Villages is limited to the amounts shown in the table. This restriction is not in line with the NPPF and the Government's aim to boost the supply of housing. **The Council should remove reference to development being 'limited' within the policy.**

Strategic Policy H5PU: Housing Allocations

It is important that a variety of attractive housing sites are allocated in the Local Plan to encourage developers and new residents to the Borough. This will also help meet existing residents' housing needs and aspirations and reverse the trend of population decline. We therefore support the allocation of housing sites throughout the Borough, especially in Egremont.

Our client is a major landowner in the Borough and would like to work alongside the Council to help meet the housing needs in and around Egremont.

We note as part of Draft Policy H5PU that three housing allocations are proposed in Egremont:

1. Site HEG1 (EG014, EG036 & EG050) Land north of Ashlea Road for 108 dwellings;
2. Site HEG2 (EG008, EG025 & EG032) Land at Gulley Flatts for 170 dwellings; and
3. Site HEG3 (EG007) Land to south of Daleview Gardens for 141 dwellings.

Our client is the sole landowner of Site HEG2 (Sites EG008, EG025 & EG032) and Site HEG3 (Site EG007) and we can confirm that they fully support the future allocation of these sites for residential development. In terms of Appendix F, we can also confirm that discussions are progressing with developers in respect of delivering housing on the ground. We have large volume housebuilders interest in the identified sites. This confirms deliverability and marketability is not considered to be a concern.

As a sole landowner for two of the three housing allocations identified in Egremont, we can also confirm that the sites are deliverable, and development could occur at early stage of the plan due to limited legal constraints associated with the land.

Site HEG2 (Sites EG008, EG025 & EG032) and Site HEG3 (Site EG007) relate well to the existing built up area of the settlement and the existing important services and facilities which are available. Development of these sites will also help support and regenerate the existing town centre services and facilities. As such, the two sites identified, within our client's ownership, are in accordance with, and will deliver, the policy framework which is set out in the emerging Local Plan and NPPF and PPG.

In response to the consultation document, the identified sites will help meet the Development Strategy (and therefore the Government's national planning policy); provides sustainable development and will help meet the needs of the Borough and its communities.

Furthermore, we note that an estimation of how many dwellings are likely to be delivered on each allocation is based upon an assumed density of 25dph to help ensure that enough sites are allocated to deliver the Local Plan's growth aspirations. The densities used to calculate indicative yield will not necessarily be the density which is best suited to the specific site – this will be determined at planning application stage taking into account issues such as viability, the requirement for open space, utilities and infrastructure and the character of the area. We support this approach as the housing need identified in Policy H2PU is a minimum target and if a site can increase its yield by a higher density this will only strengthen the housing delivery for the Borough.

The Council's assumptions on sites in relation to delivery and capacity should be realistic based on evidence supported by the parties responsible for housing delivery and we support this approach.

Strategic Policy H8PU: Affordable housing

Draft Policy H8PU looks for sites of 10 or more houses (or 0.5ha or more in size), or of 5 or more in the Whitehaven Rural sub-area, to provide at least 10% of the homes as affordable. It is considered that this is in line with national policy and guidance as paragraph 65 of the NPPF states “Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups”. Notwithstanding this, it is vital that any policy ensures that the development site remains viable and viability needs to be taken into account as this policy evolves during the preparation of the Local Plan.

Additionally, the PPG states that First Homes are the Government’s preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations (Paragraph: 012 Reference ID: 70-012-20210524). The 40% affordable home ownership split should allow for this provision and the reference to First Homes should highlight this requirement.

Policy CO7PU: Parking Standards and Electric Vehicle Charging Infrastructure

Strategic Policy CO7PU is not considered to be sound as it is not positively prepared, justified or consistent with national policy. Whilst we note and support 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, we question if it is necessary for the Council to specify provision of electric vehicle charging points (EVCPs) because of the Government’s imminent changes to Building Regulations.

Part S of the Building Regulations ‘Infrastructure for the charging of electric vehicles’ has now been published and takes effect from 15th June 2022. This document provides guidance on the installation and location of EVCPs.

It is therefore not considered necessary for the Council to specify provision of EVCPs because of the Government’s changes to Building Regulations.

March 2022

From: [REDACTED]
Sent: 16 March 2022 12:07
To: Local Plan Consultation
Subject: Local plan public discussion (Rheda Park-Frizington)

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Hi

I have just discovered, a bit late I know, that there is a proposal to merge Rheda Close, Beckstones and Rheda Park into one big Rheda Park. On the face of it it looks like a good idea but there are some snags in the proposal.

- On the face of it combining these 3 estates is a good idea but there are some problems.
- Calling the combined settlement 'Rheda Park' is problematic: The area on some old maps is simply 'Rheda' and this would be a better option as you would then have addresses 'Rheda Park, Rheda; Beckstones, Rheda and Rheda Cross, Rheda'. It would also reduce the next point
- The road through Rheda Park is a private road maintained by the residents, it is single track and cannot support an additional 200 plus vehicles using it and are the other groups going to contribute to its upkeep.
- Rheda Park has been included as part of Frizington local service centre although it has no services whatsoever. This means that a developer wanting to develop on the edge of our boundary can claim easy access to a local service centre when, in reality, there isn't one.
- Will Rheda (Rheda Park) now need its own councillor.

On another point would you please replace the American 'train station' with the correct English 'Railway Station'.

Your Sincerely

[REDACTED]
Chairman Rheda Park Residents association

[REDACTED]

From: [REDACTED]
Sent: 16 March 2022 13:09
To: Local Plan Consultation
Subject: Rheda

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I understand that there is a proposal to rename a combination of Rheda Park, "Beckstones" & Rheda Close collectively as Rheda Park. This is an inappropriate move and would cause unnecessary confusion. Rheda Park is a part of Rheda, within the Parish of Arlecdon & Frizington, it is a distinct geographic area served by a private road which is the joint & several responsibility of its owners/residents.

To add the other, less distinct areas with it under the same name could cause delivery difficulties & potential vehicular trespass. Rheda Park has a residents association supported by the overwhelming majority of its householders & a specific identity. Frizington & Rheda is a much more appropriate & acceptable title if a redesignation of this Parish subset is absolutely necessary.

[REDACTED]
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 16 March 2022 18:38
To: Local Plan Consultation
Subject: Objection to proposed name for development

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Helpdesk<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fcopelandeu.freshservice.com%2Fcatalog%2Frequest_items&data=04%7C01%7Clocalplanconsultation%40copeland.gov.uk%7C0f8bee0035e246a702dd08da077c2203%7Cb6d1253e02e144bb8e79fe4ee8606cf0%7C1%7C0%7C637830526972797617%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000&ta=R9i8ZWnMXj%2Bsk0Ny1spgRR0yF1xgzAvLF%2BIfY4otcw%3D&reserved=0>

Hello

I am an owner of a house on Rheda Park and object to the proposed new developments all having the same name Rheda Park. Could you please consider using the name Rheda?

Best wishes

[REDACTED]

[REDACTED]



















Strategic Planning Team
Copeland Borough Council
The Market Hall
Market Place
Whitehaven
Cumbria
CA28 7JG

15th Feb 2022

EGREMONT EXPANSION PLANS

Dear sir/ madam
RE HOUSING PLANS/ EXPANSION IN & AROUND
EGREMONT.

I wish to express my concerns and objections to certain building plans.

1. I'm led to believe that you wish to build houses on a field North of Ashley Way / Ling Road which I believe includes the field to the West. This field, as well as being outside the Egremont Boundary, is little more than a 'bog' - as is my - and other residents back gardens 75% of the year. Surely this is the wrong thing to do with the ever increasing amount of rain we have, & the associated environmental concerns.
2. You wish to build on the other side of Queens Drive / Gulley Flatts too. This, combined with the above proposal amounts to building a large estate right across a country lane - a country lane which is nothing more than a 'Sellafield Rat Run'. I've tried a few times to get something done about the dangerous driving there, only to be told there were no police resources to act - unless of course there was a serious accident. When the police that did reluctantly twice come, they recorded all drivers doing more than the 30 limit and some doing 60 plus.
3. Naturally I also have my personal reasons for not wanting development next to Ashley Way. I paid over the odds for my house because it was on the village boundary with 'open views to the rear'. Now, it seems, it would be ok to move the boundary.
4. In the bigger picture- this proposal would also remove precious farmland when the UK needs to step up it's ability to feed itself.

5. I'd also like to know, where are all these people coming from, where are the doctors spaces, where is the school capacity, the infrastructure, the employment, and is it necessary?

Yours faithfully

[Redacted signature]

[Redacted text]

Egremont

[Redacted text]

I strongly object to changing the town boundaries for the sole purpose of creating more housing.

The road leading towards HEG2 is already busy and congested with local traffic. There are also farm vehicles that use the road on a regular basis, often resulting in traffic delays and further congestion.

During school start and end times, the roads around the three primary schools can be completely gridlocked with cars parking on both sides of the road. Parents have to be extremely vigilant to ensure the safety of their children. Any extra traffic could be very detrimental.

Bookwell school which would be the catchment school for HEG2 development, is always over subscribed. I am a school Governor there and the Governing body have serious concerns for the safety of our children if the road became any busier. The school are unable to accommodate an increase to numbers of children within school.

Doctors surgeries in Egremont are overwhelmed with numbers of patients. It is almost impossible to get a GP appointment (unless it is an emergency) and further demand placed on the surgeries would exacerbate this situation.

The field behind my house in HEG2 is completely water logged. Many residents have had to take measures to manage the flooding in their gardens. I had to have drainage put in to the back garden to allow it to be useable. The drain that the water is directed to runs constantly even after a small amount of rainfall.

The drain on the main road to the entrance to Ashley Way and Ling Road overflows when it rains and simply can not cope with the amount of water flowing down from the direction of HEG2.

HEG2 is also home to wildlife. To take away their natural habitat would be extremely sad and quite probably unlawful. There are bats in the area for one example.

I do not believe that this consultation has been widely publicised and therefore a lot of people are not aware. Local schools and town councillors were unaware. Residents should have had a letter to each address. Residents including myself, bought properties to enjoy living in a peaceful location with a lovely, uninterrupted view to the rear. The view will reflect in any house prices. To build behind our houses will affect our house prices.

Leanne Parr

Subject: FW: Copeland Local Plan 2017-2035

From: [REDACTED]
Sent: 27 January 2021 16:36
To: Chris Hoban <Chris.Hoban@copeland.gov.uk>
Subject: Copeland Local Plan 2017-2035

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Dear Chris,

You may recall our recent conversation relating to the proposed Copeland Local Plan. You quite rightly directed me to the latest draft dated 1st September 2020. I understand that the formal consultation phase has been completed and in that context can I suggest that the following amendments be considered for possible inclusion in the document prior to submission for inspection later this year.

Firstly may I say that the phrase 'protect and enhance' has been amended to read 'conserve and enhance' - I was intending to draw your attention re. the need for the change in this submission in order to align with the latest environment legislation (whenever the bill can be moved through parliament!).

I recognise that this is a 'high level' document relating to our intended forward plan covering a wide range of topics, many expressed as single line signpost statements linking them to detail elsewhere.

My submission and interest is specifically targeted at promoting the environmental and recreational importance of our rivers and streams - we are fortunate to have more productive Salmon, Sea Trout and Trout rivers in Copeland than most other local authorities. Indeed the active angling associations at Wath Brow, Egremont and Millom all own fishing rights on the rivers Ehen, Irt and Esk and provide eg. recreational opportunities for local and visiting anglers and also act as a valuable primary source of historical information. This information has often been used by the Environment Agency when used to inform conservation decisions. Also the anglers, as 'eyes on the ground' (or rivers in this case) are usually the first members of the community to report pollution incidents or other illegal activities eg. poaching.

Proposed Amendment at Table 7

Include Game Angling as a recreational activity and provide a reference to the associations at Cleator Moor (Wath Brow), Egremont and Millom.

Proposed Amendment at Table 17

River Ehen SAC - Add the Annex I and Annex II citations.

Note that this refers to the specific species that are protected namely Freshwater Pearl Mussels and Salmon.

Proposed Amendment at Table 17

Hatcheries - as an example include :

As part of any future conservation, enhancement or compensatory measure the installation of a Salmon hatchery or hatcheries where there is a requirement to supplement and mitigate any decline in natural 'stock' subject to Environment Agency approval.

(I have included this recognising the active longevity of the Plan).

I hope that you can consider these amendments favourably Chris. Angling is recognised as a valuable recreational activity that contributes significantly to the environmental integrity and wellbeing of those taking part. A reference to it in the Local Plan would recognise that.

Best regards,

A redacted signature, represented by a solid red oval.

Whitehaven

[Sent from Yahoo Mail on Android](#)