

Suggested Main Modifications to the Copeland Local Plan Appendices document

The following table (Table 1) lists the Main Modifications that Copeland Borough Council (following the review of the responses received during the Regulation 19 consultations) suggest the Planning Inspector considers making to the Copeland Local Plan Appendices document. The main modifications will improve the effectiveness of the Local Plan.

The table sets out the source of the modification. This relates to the person/body or agency whose consultation response the modification aims to address. In the case of Statutory Consultees, such modifications are also referred to within the relevant Statement of Common Ground.

Key:

Bold font = Text suggested for addition

~~Strike through font~~ = text suggested for deletion

Italics = note referring to suggested non-textual changes

CBC = Copeland Borough Council

CBC (IA) = Modification recommended through Integrated Assessment Process

CBC (HRA) = Modification recommended through Habitat Regulations Assessment Process

Table 1: Suggested Main Modifications to Local Plan Appendices Document

Mod. Ref	Page No.	Policy/paragraph	Modification	Justification for modification	Source of Modification
Appendix A					
MA - APP1	4-9	Appendix A: Wayfinding document	<i>Deletion of Wayfinding document</i>	Document no longer required	CBC
MA - APP2	4+	New Appendix A: Superseded Policies	<i>Insertion of new Appendix A (see Modified Appendices folder)</i>	For information	CBC
Appendix B - Settlement Maps					
MA-APP3	12	Appendix B - Whitehaven Settlement Map: Housing Allocation polygon HWH1	<i>Amend polygon to match revised site boundary (See Updated Appendix B in Modified Appendices folder)</i>	Site boundary amended at landowners' request	North Cumbria Integrated Care NHS Foundation Trust/CBC
MA-APP4	14	Appendix B – Cleator Moor Settlement Map, Settlement Boundary	<i>Amend settlement boundary in Cleator Moor to include land at Crossfield, Cleator Moor (See Updated Appendix B in Modified Appendices folder)</i>	To include existing buildings within settlement boundary as requested	Landowner/ CBC
MA-APP5	15	Appendix B – Egremont Settlement Boundary	<i>Amend boundary to include full length of gardens at Brisco Rd and Dent View (See Updated Appendix B in Modified Appendices folder)</i>	For completeness	CBC
Appendix F – Housing Allocation Profiles					
MA-APP6	94	Paragraph 1.1.2, last sentence	It represents a snapshot in time based on the latest information available. The evidence base documents form the starting point for the discussions, reflect a point in time and more up to date evidence submitted at the time of a planning application may supersede the information within them.	For clarity	CBC
MA-APP7	95	Table 8 (additional sentence to be added to the Highways and Accessibility Issues row)	The potential costs identified within these documents is a starting point and represents a particular point in time, the exact level of	For information	Brookhouse Group/CBC

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			contributions will be determined at planning application stage.		
MA-APP8	95	Table 8 (additional row to be inserted after Highways and Accessibility Issues row)	Minerals and Waste: a mapping exercise has been carried out to ascertain if a site falls within a minerals consultation or a minerals safeguarding zone. Further information regarding both can be found within the Cumbria Minerals and Waste Local Plan.	For information	CBC
MA-APP9	97	Site HWH1 Map	<i>Amend boundaries of allocated housing site</i>	Site boundary amended at landowners' request	North Cumbria Integrated Care NHS Foundation Trust/CBC
MA-APP10	97	Site HWH1 – site name	Land at West Cumberland Hospital and Sneekyeat Road Homewood Road , Whitehaven	At request of landowner – parts to be deleted from map as no longer available.	North Cumbria Integrated Care NHS Foundation Trust /CBC
MA-APP11	97	Site HWH1 – site area	5.27 hectares 1.90 hectares	To reflect the above amendment to the boundary	North Cumbria Integrated Care NHS Foundation Trust/CBC
MA-APP12	98	Site HWH1 – Indicative yield	127 46 dwellings	To reflect the above amendment to the boundary	North Cumbria Integrated Care NHS Foundation Trust /CBC
MA-APP13	99	Site HWH1 – Additional Considerations row, bullet one	The southern part of the site is currently protected open space in Core Strategy (WE001). Whilst the Open Space Assessment does not propose this protection is carried forward into the new Local Plan the Council	No longer required as this section of the site has been deleted/removed from the Plan.	CBC

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			would expect a well-designed development that incorporates high quality and useful open space.		
MA-APP14	100	Site HWH1 – Additional Considerations row, bullet two	The southern section of this site has been used as a playing field in the past although this use has lapsed and there are no pitches marked out at present. In order to bring the site forward for development there would need to be mitigation in place to replace the playing field and comply with paragraph 97 of the NPPF and Sport England’s Playing Fields policy.	No longer required as this section of the site has been deleted/removed from the Plan.	CBC
MA-APP15	103	Site HWH2 – Commencement Timescale	0-5 years 6 years +	To reflect the fact that the Planning Panel refused the application for housing development on site contrary to Officer recommendation, to allow time for issues regarding highways and drainage to be resolved or an appeal decision to be determined	CBC
MA-APP16	103	Site HWH2 – Heritage Impact Assessment Summary	Development has the potential to impact upon Hope Cottage/Windsor House, 3-6 Windsor Terrace and the Whitehaven Conservation Area. Mitigated impact: low. For more information please see the full HIA report.	For information and completeness	Historic England/CBC
MA-APP17	107	Site HWH3 – Highways and Accessibility issues row – new sentence following bullets	Please note: The TIS was produced prior to the production of the Publication Draft and therefore a number of improvements identified in the TIS may have already been factored into the reserved matters approval on the adjacent piece of land and may therefore not be needed when approving	For clarity	Story Homes/CBC

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			development on this site. Developer contributions to be agreed at planning application stage.		
MA-APP18	108	Site HWH3 – Heritage Impact Assessment Summary	Development has the potential to impact upon Greenbank Hotel and High House. Mitigated impact: low/medium. For more information please see the full HIA report.	For information and completeness	Historic England/CBC
MA-APP19	112	Site HWH4 – Heritage Impact Assessment Summary	Development has the potential to impact upon St Mary’s Church and Barrowmouth Gypsum and Alabaster Mine. Mitigated impact: low. For more information please see the full HIA report.	For information and completeness	Historic England/CBC
MA-APP20	115	Site HWH5 – Commencement Timescale	0-5 years 6 years +	To reflect the fact that the current planning application on the site has stalled	CBC
MA-APP21	117	Site HWH5 – Heritage Impact Assessment Summary	Development has the potential to impact upon Barrowmouth Gypsum and Alabaster Mine. Mitigated impact: low. For more information please see the full HIA report.	For information and completeness	Historic England/CBC
MA-APP22	120	Site HWH6 – indicative yield	35 dwellings 40 dwellings	Updated to match recent planning permission (ref 4/20/2455/0F1)	CBC
MA-APP23	120	Site HWH6 – Heritage Impact Assessment Summary	Development has the potential to impact upon Barrowmouth Gypsum and Alabaster Mine. Mitigated impact: low. For more information please see the full HIA report.	For information and completeness	Historic England/CBC
MA-APP24	125	Site HCM1 – Heritage Impact Assessment Summary	Development has the potential to impact upon Chimneys, Jacktrees Road and Carron Cottage. Mitigated impact: low/medium. For more information please see the full HIA report.	For information and completeness and to ensure conformity with the updated Heritage Impact Assessment	Historic England/CBC
MA-APP25	129	Site HCM2 – Heritage Impact Assessment Summary	Development has the potential to impact upon the Lake District World Heritage Site. Mitigated impact:	For information and completeness	Historic England/CBC

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			low. For more information please see the full HIA report.		
MA-APP26	134	Site HCM3 – Heritage Impact Assessment Summary	Development has the potential to impact upon 121-128 Ennerdale Rd and the former congregational chapel. Mitigated impact: low. For more information please see the full HIA report.	For information and completeness	Historic England/CBC
MA-APP27	137	Site HCM4 – Heritage Impact Assessment Summary	Mitigated impact: low No impact on heritage assets	To ensure conformity with the updated Heritage Impact Assessment	Historic England/CBC
MA-APP28	142	Site HEG1 – Heritage Impact Assessment Summary	Mitigated impact: low No impact on heritage assets	To ensure conformity with the updated Heritage Impact Assessment	Historic England/CBC
MA-APP29	147	Site HEG2 – Additional Considerations	Located in groundwater source protection zones (SPZ) (1, 2 and 3). Partially located in groundwater Source Protection Zone (SPZ) 1 immediately adjacent to Gulley Flats Borehole. Please seek further guidance from the Planning Authority and United Utilities at pre-application stage.	For information	United Utilities/CBC
MA-APP30	147	Site HEG2 – Heritage Impact Assessment Summary	Development on this site has the potential to impact on the Pickett Howe Farm NDHA, Pickett Howe Barn NDHA, Ashley Grove Farm and Parkfield NDHA. Mitigated impact: low/medium . For more information please see the full HIA report.	To ensure conformity with the updated Heritage Impact Assessment	Historic England/CBC
MA-APP31	151	Site HEG3 – Heritage Impact Assessment Summary	Development has the potential to impact on the Parkfield NDHA, Pickett Howe Barn, Pickett Howe Farm and Egremont Castle . Mitigated impact: low/medium . For more information please see the full HIA.	To ensure conformity with the updated Heritage Impact Assessment	Historic England/CBC
MA-APP32	156	Site HMI1 – Heritage Impact Assessment Summary	Development has the potential to impact Oxenbow Farm. Mitigated impact: low. For more information please see the full HIA report.	For information and completeness	Historic England/CBC

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MA-APP33	161	Site HMI2 – Heritage Impact Assessment Summary	Development has the potential to impact upon Moor Cottages and Oxenbow Farm. Mitigated impact: low.	For information and completeness	Historic England/CBC
MA-APP34	166	Site HAR01 – Additional Considerations (new bullet point)	The site includes a right of way on the northern boundary which must be maintained for access to key utility infrastructure.	For information	United Utilities/CBC
MA-APP35	166	Site HAR01 – Heritage Impact Assessment Summary	Development has the potential to impact upon 26-49 Arlecdon Rd. Mitigated impact: low.	For information and completeness	Historic England/CBC
MA-APP36	170	Site HDI1 – Heritage Impact Assessment Summary	Development has the potential to impact upon Distington War Memorial and the milestone north of Boot Bridge. Mitigated impact: low.	For information and completeness	Historic England/CBC
MA-APP37	174	Site HDI2 – Heritage Impact Assessment Summary	Mitigated impact: low No impact on heritage assets	To ensure conformity with the updated Heritage Impact Assessment	Historic England/CBC
MA-APP38	178	Site HSB1 – Heritage Impact Assessment Summary	Development has the potential to impact upon Pow Bridge, New College Hall, Abbots Court and the war memorial adjacent to the west parapet of Bow Bridge. Mitigated impact: low/medium	For information and completeness and to ensure conformity with the updated Heritage Impact Assessment	Historic England/CBC
MA-APP39	181	Site HSB3 – Heritage Impact Assessment Summary	Mitigated impact: low No impact on heritage assets	To ensure conformity with the updated Heritage Impact Assessment	Historic England/CBC
MA-APP40	181	Site HSB3 – Commencement Timeframe	6 years +	Timeframe missing in error	CBC
MA-APP41	185	Site HSE2 – Heritage Impact Assessment Summary	Mitigated impact: low No impact on heritage assets	To ensure conformity with the updated Heritage Impact Assessment	Historic England/CBC
MA-APP42	188	Site HSE3 – Commencement Timeframe	6 years +	Timeframe missing in error	CBC

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MA-APP43	189	Site HSE3 – Heritage Impact Assessment Summary	Mitigated impact: low No impact on heritage assets	To ensure conformity with the updated Heritage Impact Assessment	Historic England/CBC
MA-APP44	193	Site HTH1 – Heritage Impact Assessment Summary	Development has the potential to impact Woodow Bank and Kersey Bridge. Mitigated impact: low	For information and completeness	Historic England/CBC
MA-APP45	198	Site HBE1 – Heritage Impact Assessment Summary	Development has the potential to impact upon barn at Croft End Farm, 2-11 Hollyoak Terrace and 1-4 Holly View. Mitigated impact: low	For information and completeness	Historic England/CBC
MA-APP46	202	Site HBE2 – Heritage Impact Assessment Summary	Development has the potential to impact upon the Beckermat Conservation Area, barn at Mill Farm and Old Mill Farm House. Mitigated impact: low	For information and completeness	Historic England/CBC
MA-APP47	206	Site HBI1 – Heritage Impact Assessment Summary	Development has the potential to impact upon Gate Lodge to Springfield and 5-9 Park View. Mitigated impact: low	For information and completeness	Historic England/CBC
MA-APP48	210	Site HBI2 – Heritage Impact Assessment Summary	Mitigated impact: low No impact on heritage assets	To ensure conformity with the updated Heritage Impact Assessment	Historic England/CBC
MA-APP49	214	Site HDH2 – Heritage Impact Assessment Summary	Development has the potential to impact upon Drigg Hall. Mitigated impact: low	For information and completeness	Historic England/CBC
MA-APP50	216	Site HDH3 – Site Area	1.60 0.73 hectares	Typo	CBC
MA-APP51	218	Site HDH3 – Heritage Impact Assessment Summary	Development has the potential to impact upon brick barns relating to Hill Farm, 1-5 Hill Terrace, gate post at site entrance and the Lake District World Heritage Site. Mitigated impact: low	For information and completeness	Historic England/CBC
MA-APP52	222	Site HMR1 – Heritage Impact Assessment Summary	Mitigated impact: low No impact on heritage assets	To ensure conformity with the updated Heritage Impact Assessment	Historic England/CBC

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MA-APP53	225	Site HMR2 – Commencement Timescale	0-5 years	Timeframe missing in error	CBC
MA-APP54	226	Site HMR2 – Heritage Impact Assessment Summary	Mitigated impact: low No impact on heritage assets	To ensure conformity with the updated Heritage Impact Assessment	Historic England/CBC
MA-APP55	230 (noted as 225 in error)	Site HLO1 – Heritage Impact Assessment Summary	Development has the potential to impact upon Moresby Hall and assets immediately surrounding, Church of St Bridgets, Parton and assets and Parton Roman Fort. Mitigated impact: low.	For information and completeness	Historic England/CBC
MA-APP56	235 (noted as 231 in error)	Site HSU1 – Heritage Impact Assessment Summary	Development has the potential to impact upon Montreal Farm, barn at Montreal Farm and Galemire House. Mitigated impact: low.	For information and completeness	Historic England/CBC
MA-APP57	235 (noted as 231 in error)	Site HSU1 – Additional considerations row	The site contains a Trig Pillar which should be retained as a cultural feature where possible. For further information see https://www.ordnancesurvey.co.uk/newsroom/blog/a-history-of-the-trig-pillar	For information	Friends of the Lake District/CBC
MA-APP58	N/A	Appendix H	<i>New document – HRA Requirements for allocated sites (See Modified Appendices folder)</i>	For information to ensure the recommendations in the HRA are followed through into the Local Plan	Natural England/CBC