



Proud of our past. Energised for our future.

Copeland Borough Council
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Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Walkmill Woodlands

Address Line 1

Address Line 2

Address Line 3

Town/city

Moresby Parks

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

300561

Northing (y)

519018

Description

Walkmill woodlands is an approx. 38-hectare site of mixed woodland and open scrub, with ponds and a small, concrete-lined stream running throughout. The site is used as a community recreational venue, popular with walkers and dog-walkers from the local area. It was a formerly part of the Keekle opencast mining operations which ceased in the 1990's, and is located due east of Moresby Parks, on the outskirts of Whitehaven in West Cumbria.

The main entrance to the site is NGR NY 00611 18661 - this is the public car park located off the minor road between Moresby Parks and Pica / Rowrah. Walkmill woodlands extends to the north of the car-park.

Applicant Details

Name/Company

Title

Mr.

First name

Luke

Surname

Bryant

Company Name

West Cumbria Rivers Trust

Address

Address line 1

Keswick Convention Centre

Address line 2

Skiddaw Street

Address line 3

Town/City

Keswick

County

Country

United Kingdom

Postcode

CA12 4BY

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

38.00

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

As part of a National Lottery-funded project, 'Wilder Walkmill', West Cumbria Rivers Trust (WCRT - the applicant) are renovating the existing community woodlands at Moresby Parks, in partnership with the County Council, Parish Council and local community group. The fundamental element of this project is to improve the nature and biodiversity of the environment through a minor river restoration scheme, and create better access throughout the site for the many users who currently walk, run or gather in this area.

By re-routing 200m of stream from its current location (adjacent to the public car park) into the valley bottom, approximately 75m. to the east, we will reduce downstream flooding whilst creating a more natural habitat for wildlife on site. This will involve excavating a new channel followed by diverting the stream into this channel, and then back-filling a short section of the original channel to ensure the connection is permanent.

Elsewhere we intend to create between two and 5 new ponds, in keeping with the two ponds already on site (each one is roughly 30m – 40m in length). These ponds will be inside the wooded area which is established to the north-west of the site.

The site is currently used for recreation (walking, exercise, dog-walking) and our proposal will not effect this in any way – in fact it should encourage greater use of the natural facilities on site. Existing footpaths will be upgraded to be DDA compliant (1.2m width with proper base-stone and sub-base rolled on top, down to dust -0 see design drawings for further information). A series of new paths will also be created, linking up the various (currently separated) areas of the site to create one continuous loop. Additionally, four new footbridges will be erected to cross over the stream/s on site, for pedestrian access to areas previously too boggy or isolated to access (see detailed drawings for more information).

The appearance of the entire site will not be fundamentally changed – temporary works to facilitate the river restoration and pond creation will be necessary for a short period of time, in the summer (2024), but these will not alter the site appearance for more than one or two months maximum. The long-term appearance will be enhanced through the creation of a more naturalised river (stream) system and additional ponds, which will benefit wildlife.

The works are to be undertaken with support from the Parish Council, Moresby Park residents and the wider community.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The site is a popular recreational area primarily used by walkers and dog-walkers. There is one main footpath serving the site, and a number of smaller informal tracks through the trees that have become 'unofficial' routes. As the site has a car-park adjacent, there is a mixture of pedestrian users (mainly from within the Moresby Parks community) and visitors who have driven from further afield (local villages, Whitehaven etc.). Walkmill woodlands is also a popular location for people to relax in nature, bird-watch and picnic.

Note on contamination: The site was previously part of the Keekle open-cast coalmine, with mining operations ceasing in the early 1990's. There is known to be contaminated spoil buried underneath a section of the river floodplain, approximately 500m from the boundary of this site, but this proposal does NOT concern any land known to be contaminated. Additionally, we are NOT excavating underground, which is why the following questions have been marked as 'no'.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☒ Yes
☐ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Part of the application involves the creation of new footpaths for pedestrian users (see attached map 'Footpaths'). Separately to this application, we are applying to Cumbria County Council for a temporary footpath closure, to safely facilitate the planned works.

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Vehicle Type:

Cars

Existing number of spaces:

8

Total proposed (including spaces retained):

8

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes

☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes

☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

☐ Yes

☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes

☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes

☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☒ Other
- ☐ Unknown

Other

not relevant to proposal

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
- ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Pre-application request was made on 10th October 2022; the advice was planning permission would be required for this project. The following policies were deemed relevant:

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy SS5 – Provision and Access to Open Spaces and Green Infrastructure

Policy ENV1 – Flood Risk and Risk Management

Policy ENV3 – Biodiversity and Geodiversity

Policy ENV5 – Protecting and Enhancing the Borough's Landscapes

Policy DM10 – Achieving Quality of Place

Policy DM25 – Protecting Nature Conservation Sites, Habitats and Species

Policy DM26 – Landscaping

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☐ Yes

☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

☒ Yes

☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or

☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Economy & Infrastructure Directorate

Number:**Suffix:****Address line 1:**

Parkhouse Building

Address Line 2:

Kingmoor Business Park

Town/City:

Carlisle

Postcode:

CA6 4SJ

Date notice served (DD/MM/YYYY):

25/04/2022

Person Family Name:

Person Role

☒ The Applicant☐ The Agent

Title

Mr.

First Name

Luke

Surname

Bryant

Declaration Date

09/02/2023

☒ Declaration made**Declaration**

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Luke Bryant

Date

09/02/2023