



# **Land at Harras Moor, Whitehaven**

## **Statement of Community Involvement**

A090070-410

Homes England

June 2018

Prepared on behalf of WYG Planning



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## 1.0 Introduction

1.1.1 This Statement of Community Involvement (The "Statement") is prepared on behalf of Homes England (the "Applicants") in support of a proposed residential development on land at Harras Moor, Whitehaven. The application seeks permission for the following development description:

"Outline application for development of up to 370 houses with access, associated open space and infrastructure"

1.1.2 This statement outlines the approach taken to pre-application consultation and identifies who has been consulted and summarises the responses received. This statement also provides the Applicant's responses to the comments raised in the pre-application process.

1.1.3 The Applicant has sought to consult with the relevant departments within Copeland Borough Council, Cumbria County Council, Ward Councillors and local residents with respect to the proposed development.

1.1.4 This engagement process supplements the statutory processes the Council will undertake once the application is submitted.

## 1.2 Statement Structure

1.2.1 The remainder of this statement is structured as follows:

- Chapter 2 sets out the policy context;
- Chapter 3 details the approach taken to pre-application consultations;
- Chapter 4 provides an overview of the responses received and the outcomes of the public exhibition;
- Chapter 5 provides the Applicant's response to comments received; and
- Chapter 6 provides conclusions.

## 2.0 Planning Policy Context

### 2.1 National Planning Policy Framework (2012)

- 2.1.1 The National Planning Policy Framework (NPPF) places a strong focus on community involvement within the planning process. One of the 12 core planning principles states that planning should be 'genuinely plan led empowering local people to shape their surroundings'.
- 2.1.2 The National Planning Policy Framework (NPPF) encourages early engagement in the planning process. Paragraph 188 of the NPPF states:

*"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improves outcomes for the community."*

### 2.2 National Planning Practice Guidance (2015)

- 2.2.1 The National Planning Practice Guidance (NPPG) encourages and promotes the benefits of early engagement with local residents and stakeholders prior to the submission of a planning application. It states:
- 2.2.2 *"Pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and the effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success. This can be achieved by:*
- providing an understanding of the relevant planning policies and other material considerations associated with a proposed development*
  - working collaboratively and openly with interested parties at an early stage to identify, understand and seek to resolve issues associated with a proposed development*
  - discussing the possible mitigation of the impact of a proposed development, including any planning conditions*
  - identifying the information required to accompany a formal planning application, thus reducing the likelihood of delays at the validation stage. The information requested must be reasonable.*
  - putting in place a Planning Performance Agreement where this would help with managing the process and agreeing any dedicated resources for progressing the application*

*The approach to pre-application engagement needs to be tailored to the nature of the proposed development and the issues to be addressed."*

- 2.2.3 NPPG also provides guidance on Planning Performance Agreements (PPA's). These are intended to act as a management tool which the Local Planning Authority and applicants can use in order to agree on timescales, actions and resources for handling more complex planning applications.
- 2.2.4 PPA's are used to encourage joint workings and also seek to bring together other parties such as statutory consultees. PPA's are agreed voluntarily and are written bespoke based on the individual site and circumstances.

### **2.3 Copeland Borough Council Statement of Community Involvement**

- 2.3.1 The Council adopted their Statement of Community Involvement in September 2016, the main purpose of the document is to set out how the Council will involve the community in the preparation and revision of any Local Planning Documents and in making decisions on planning applications. It also highlights the importance of engaging and involving the community in the early stages of the planning process.

### **3.0 Engagement Strategy**

3.1.1 The Applicant is committed to participating in community engagement and in pre-application consultations in order to receive feedback on the proposed development prior to its submission. The public engagement strategy has involved the following measures:

- Pre-application meetings and regular updates with the Council's Planning Department;
- The distribution of letters to various stakeholders and nearby residents inviting them to a public exhibition on the proposals;
- Placing advertisements in the Whitehaven News and News and Star to publicise the public exhibition;
- Holding a pre-public consultation for the Councillors and Key Stakeholders;
- Holding a public exhibition event at the Whitehaven Golf Club with consultation boards and feedback forms available for attendees to view and complete; and,
- Displaying the consultation boards online and creating an e-comments form on the WYG website.

### **3.2 Pre-Application Meetings**

3.2.1 Three pre-application meetings have been held with the Council. The first of which was held on 25<sup>th</sup> October 2017. Discussions centred on the parameters and principle of the proposed development along with the relevant policy and physical constraints. Officers advised that, given the sites allocation within the previous Local Plan the proposal would be acceptable in principle.

3.2.2 In the second meeting on 24<sup>th</sup> November 2017 relevant constraints and studies required were discussed and agreed.

3.2.3 In the third meeting on the 27<sup>th</sup> February 2018 the illustrative masterplan was also discussed in terms of its key design features and indicative layout. The officers were supportive and offered suggestions in relation to design principles. These suggestions have been incorporated into the final scheme.

3.2.4 The consultation strategy for the site along with key actions and timescales for proceeding with the project were also discussed and agreed.



## Statement of Community Involvement

3.2.5 The meeting also discussed and agreed the final arrangements for the public consultation event including:

- Additional details on the consultation strategy;
- Distribution area and stakeholders to be invited to the public exhibition;
- Agreement on the final location and timings of the public exhibition.

### 3.3 Publicity

3.3.1 To publicise the event, letters were distributed to the following stakeholders inviting them to the proposals and discuss any queries with the technical team:

- Residents and businesses in the vicinity;
- Ward Councillors for the Hillcrest, Hensingham and Bransty wards;
- Whitehaven Elected Mayor – Mike Starkie;
- Trudy Harrison MP Copeland;
- Whitehaven Town Council;
- Head Teachers of Jerico primary, St James' primary, St Benedict's secondary, Whitehaven Academy and Mayfield schools.

3.3.2 The letter provided details which outlined the proposed development along with details of the venue, time and date of the public exhibition.

3.3.3 The spatial area of the letters distribution was decided in conjunction with the Council. An example of the letter which was sent and the distribution area can be found at Appendix 1 and 2 respectively.

3.3.4 Additionally, posters were created which included the same information and these were sent for display to Copeland Borough Council and Whitehaven Golf Club. The poster can be found attached at Appendix 3. The poster was also published on Copeland Borough Council and the Whitehaven Elected Mayors web sites and social media pages. Screen shots of the adverts are attached in Appendix 4.

3.3.5 In order to further publicise the event, a newspaper advertisement was placed in the Whitehaven News on Thursday 8<sup>th</sup> February 2018. The advertisement included details of the date, time and venue and an email address should additional information be required. The proofs of the advertisements are provided at Appendix 5.

### **3.4 Consultation with Councillors and Key Stakeholders**

- 3.4.1 A pre-public consultation session was held for key stakeholders between 2pm and 3pm prior to the open public consultation on the 15<sup>th</sup> March 2018.
- 3.4.2 The presentation was attended by Council Officers, Councillors from Hillcrest, Hensingham and Bransty wards and also the Elected Mayor of Whitehaven, and was hosted by members of the team from WYG and the Applicant.

### **3.5 Public Exhibition Event**

- 3.5.1 The public exhibition was held at the Whitehaven Gold Club from 3:00pm – 7:00pm. The venue and times were selected in order to allow for ease of access and allow for maximum attendance around any other potential commitments, which was an approach supported by the Council. In total, 130 people signed in as attending the exhibition.
- 3.5.2 Consultation boards were prepared and arranged around the venue, which included four A1 sized colour boards which set out:
- Background of the site and summary of environmental and technical constraints;
  - The Design Concept and Principles;
  - Summary of the proposed Development and Indicative Masterplan; and
  - Key benefits of the scheme and next stages.
- 3.5.3 The event was hosted by the Applicant and WYG; including members of the planning and urban design teams and a representative of the Applicant, Homes England. This was to ensure that a wide range of technical knowledge was available in order to answer any queries attendees may have.
- 3.5.4 Feedback forms were provided in order to encourage attendees to submit any comments on the proposed development. The forms included the address of the website where all consultation materials were uploaded to following the public exhibition. Comments via paper form or the online form were invited to be returned by the 28<sup>th</sup> March 2018 in order to allow people to review the proposals further and to allow more time for views to be collected. The feedback form can be found attached at Appendix 6.



- 3.5.5 A total of 105 forms were returned that evening with an additional individual written letter and a number of photographs. 2 forms and formal letter were returned after the exhibition.

### **3.6 Online Consultation**

- 3.6.1 Following the public exhibition, an online consultation portal was set up on the WYG website which included digital versions of the presentation boards and an online version of the comments form. The website was publicised on the bottom of the comments form which was made available at the exhibition.
- 3.6.2 The online consultation portal was made available through the WYG website powered by surveymonkey.com. A total of 16 comments were received via the online portal.

## 4.0 Public Exhibition Feedback and Responses

4.1.1 This section provides an analysis of the comments received during and following the public exhibition. A total of 125 responses were received over the consultation period, which closed on the 28<sup>th</sup> March 2018. These were a mixture of physical forms, formal letters and also through the online questionnaire.

## 4.2 Feedback

4.2.1 Questions 1, 2, 3 and 5 were multiple choice questions. The responses to these are summarised in the table below:

**Results of Questions 1, 2, 3 & 5**

Question No.	Question	Response
1	Are you a...	122 responses Local Resident: 115 (94%) Local Councillor: 2 (2%) Community Group: 0 (0%) Other: 5 (4%)
2	Did you find todays public exhibition useful?	121 responses Very Useful: 24 (20%) Useful: 63 (52%) Not Useful: 26 (21%) Don't Know: 8 (7%)
3	Do you support the development of this vacant site?	116 responses Yes: 20 (17%) No: 96 (83%)
5	Do you like the draft indicative masterplan?	115 responses Yes: 24 (21%) No: 91 (79%)

4.2.2 Questions 4, 6 and 7 allowed for a broad spectrum of responses and will be discussed in detail in the subsections below.

### Question 4

4.2.3 The question posed was:

*"Which uses do you think should be provided on site?"*

4.2.4 The question then allowed for respondents to tick several preferences. A total of 113 individual responses to this question were received. A breakdown of responses is as follows:

- New Homes: 32 responses (28%)
- Affordable Homes: 19 responses (17%)
- Public Open Space: 59 responses (52%)
- Ecological Improvements: 69 (61%)
- Retained Woodland: 89 (79%)
- Other: 18 respondents (16%)

4.2.5 Where respondents chose 'other', they were prompted to state what use(s) they felt were appropriate for the site. Seventeen respondents completed this section.

- Eleven respondents stated that the site should not be developed at all.
- One respondent stated that the development should include bungalows.
- One respondent stated that the site should include a football pitch.
- Two respondents stated the development should include public parks.
- Two respondents stated that the development should include wildlife corridors.

### Question 6

4.2.6 The question prompted users to describe what aspects of the proposed development they particularly liked. 91 individual responses to the question were received. Through analysing the feedback, the responses have been grouped into the following several categories:

- The development of new homes in the area – 4 respondents
- Proposed flood mitigation and drainage measures – 4 respondents
- Retention of existing and enhancement of woodland features – 10 responses
- Provision of wildlife corridors – 3 responses
- Liked no aspects of the proposals – 70 responses

### Question 7

4.2.7 This question invited respondents to suggest any changes they would make to the proposed development and make any additional comments. The question received a total of 97 individual responses.

4.2.8 34 respondents raised concerns over the areas highways network and road safety. These generally related to the local road networks being at or over capacity and that the construction of additional homes would further exacerbate congestion and create safety issues. Specific issues relating to traffic and access were:

- Danger of accessing onto Harras Road due to safety concerns at the tunnel on to Solway View;
- Safety concerns regarding increased traffic along the St Benedict's School frontage;
- Concerns about the internal road creating a 'rat run' through to Caldbeck Road.

4.2.9 18 respondents questioned the need for the housing development and did not believe there was evidence to support the scale of the proposal.

4.2.10 20 respondents made comments relating to flood risk and flooding. 10 respondents stated that the site and wider area has a history of flooding and poor drainage and believed the development would exacerbate the problem. Conversely 10 respondents supporting the proposed drainage strategy stating that the proposals would improve the current situation.



- 4.2.11 25 responses were in relation to highways access to the site. Respondents stated that the proposed access arrangements should be improved or number of access points increased in order to minimise any impacts on congestion and traffic flow. 3 responses specifically stated that an access should be provided through the Highlands estate, whilst 2 responses specifically stated that no access should be provided through the Highlands.
- 4.2.12 12 respondents stated that they were supportive of the proposed buffer between the development and the adjacent woodland and believed this would be a benefit of the proposal. 3 respondents supported the provision of wildlife corridors, whilst 17 respondents believed the development would be harmful to the local wildlife population.
- 4.2.13 5 comments were received in relation to open space. Respondents stated that the number of grassed areas and open spaces should be increased or proposed ones increased in size.
- 4.2.14 22 responses stated the proposed development should provide less housing, whilst 82 state that the site should not be developed at all.
- 4.2.15 23 comments were received which did not fit into the general topics outlined above. In brief, these stated:
- Potential loss of privacy;
  - Loss of view from property;
  - Loss of property prices;
  - Lack of school capacity;
  - No evidence of need for new homes relating to the 'winding down' of Sellafield.

### **5.0 Response to Comments**

5.1.1 This section will offer responses to the points and issues raised from the public exhibition.

### **5.2 Traffic Impacts and Access Arrangements**

5.2.1 A number of respondents raised concerns regarding the potential traffic impacts on the local highways network, with many respondents stating that the roads in the area were already at or over capacity, particularly at peak times.

5.2.2 The planning application is supported by a comprehensive Transport Assessment prepared by highways consultants at WYG. Early engagement with the Council's Highways Officer has determined the scope and scale of the assessment and also informed the proposed access arrangements.

5.2.3 The Transport Assessment will be assessed by the Cumbria County Council's Highways Authority who will review, make comments and suggest the inclusion of any planning conditions in order to make the proposed development acceptable, if appropriate.

5.2.4 In terms of access, as previously stated the proposed access arrangements have been discussed with the Councils' Highways Officer and agreed in principle. The access arrangements are as follows:

- Site access from via Harras Road;
- Site access via Caldbeck Road;

5.2.5 In relation to pedestrian access, it was noted that many respondents were supportive of the proposed pedestrian routes which would improve connectivity between the Highlands estate and land to the north of the estate, particularly the secondary schools.

5.2.6 In response to concerns relating to pedestrian access through Standings Rise and the adjacent woodland, the proposals have been amended to retain the existing pedestrian access at High Grove.

5.2.7 The Council and the Highways Authority will assess the submitted Transport Assessment and if any specific highways improvements are required in order to make the development acceptable then these would be suggested to be included as a condition should permission be granted.



### **5.3 Woodland and Ecology**

- 5.3.1 A major concern for many respondents was the potential of the development to detrimentally affect the Ancient Woodland of Midgey Wood, which is also an important habitat for wildlife.
- 5.3.2 The Indicative Masterplan shows Midgey Wood surrounded by a 15m buffer zone which is required to protect the root areas of the ancient woodland. Not only is this a lawful requirement, but it will provide an attractive and effective wildlife corridor. The buffer zone will also ensure the new houses will not be affected by the high trees.
- 5.3.3 A series of wildlife/green corridors will also be provided through the site to protect existing and encourage new species to travel through the site.
- 5.3.4 The application is accompanied by an Ecological and Habitat Assessment which follows a series of on-site surveys. This assessment has noted the potential presence of protected species and has informed the design of the Illustrative Masterplan to ensure that potential impacts are minimised and also seeks to improve the overall level of biodiversity on site.

### **5.4 Flooding and Drainage**

- 5.4.1 Another major concern of respondents related to flood risk and a history of poor drainage on the site detrimentally affecting nearby residents.
- 5.4.2 A key element of the strategy to minimise flood risk includes incorporating new sustainable urban drainage systems into the site in the form of water storage areas and attenuated discharge to Midgey Gill.
- 5.4.3 The proposals will be fully assessed by the Environment Agency and United Utilities whom will be the consenting authorities for the drainage proposals and will ensure the proposed strategy is fully fit-for-purpose.

### **5.5 Housing Amount and Site Use**

- 5.5.1 Many comments believed the housing figure to be too high and the number of houses should be reduced or the proposals should not be progressed at all.

## Statement of Community Involvement

- 5.5.2 The site is allocated for the residential development of around 450 units by Copeland Borough Council who are responsible for setting the local housing targets based upon evidence of need in the area. Copeland currently have a shortage of housing developments that are being delivered in Whitehaven and have confirmed the number of houses proposed is appropriate to the current need.
- 5.5.3 The Applicant has undertaken due diligence in relation to the appropriate number of houses to deliver on this site, and is seeking to develop only around 370 dwelling. This is a ceiling figure and any future Reserved Matters application cannot exceed this; it can only be met or be a lower amount.
- 5.5.4 The Applicant has considered a range of market factors along with the site's physical characteristics. The number and general mix of the proposed of housing is considered to be the most viable option the site can deliver.

### **Design and Layout**

- 5.5.5 In terms of comments relating to the loss of privacy or design based issues, the application is currently in outline form, therefore the final location and design of all dwellings will be determined through a future Reserved Matters application. Regardless of this, the Illustrative Layout Plan shows a scheme designed in compliance with all good design standards in relation to separation distances, stand off and protection of privacy and amenity.
- 5.5.6 Following feedback from existing residents, the Illustrative Layout was amended in two locations along the site boundary with Highlands. This involved the removal of two dwellings which were considered by respondents to be too close to existing dwellings. More detailed design guidance has since been prepared to inform the relationship between new to existing – along this and other site boundaries.
- 5.5.7 In relation to the provision of bungalows, the Design and Access Statement sets out that the applicant intends to provide some bungalows in the final scheme. The use of single storey and one and a half storey dwellings has the potential to provide solutions where site levels present issues in terms of potential overlooking or where existing buildings are located close to the site boundary.
- 5.5.8 Some residents from Winchester Drive questioned the need for a pedestrian connection into the scheme from this road. This link has been retained however, based on urban design considerations and the desire to create a permeable well-connected estate which will allow better access to the two secondary schools at Red Lonning and Hensingham.

- 5.5.9 Residents also questioned the need for a new footpath link into the scheme from the top of Standings Rise. This connection has been removed from the proposals as the link can be achieved through the existing footpath access from the top of High Grove, with improvements made to this link.
- 5.5.10 Broad development principles will also be established via a Parameters Plan which will form part of the outline application.

### **5.6 Miscellaneous**

- 5.6.1 This section will address the responses which have not been dealt with in the broad topics above.
- 5.6.2 Some respondents expressed concerns that the development would have a detrimental impact upon their existing property prices. Whilst not being a material planning matter, it is considered that the high quality of the proposed development will enhance the attractiveness of the area and not detract from it.
- 5.6.3 In relation to the comments suggesting the provision of a football pitch and the inclusion of public parks, the Illustrative Layout Plan shows the indicative provision of 7.1 hectares of open space, being split between formal play parks and informal green spaces which provide ecological buffers. Whilst a formal sports pitch is not provided as part of this proposal, it is the applicant's understanding that upgraded sports facilities, which will be available to the public, are currently being developed in relation to the St Benedict's school redevelopment. The applicant will engage with Cumbria County Council throughout the application process in relation to any potential contributions to local recreational facilities, where it is identified that a need exists.
- 5.6.4 Regarding comments on pollution, the application is supported by a comprehensive and robust suite of technical documents and reports, including a noise assessment, which has been prepared by WYG. The methodology of these reports was agreed from the outset with relevant statutory consultees and best practice guidelines followed throughout. These reports conclude that the proposed development will not pose any adverse impacts to local residential amenity. Any recommendations for mitigation or conditions required will be adhered to in future detailed applications.



- 5.6.5 A number of respondents were concerned about the capacity of local schools to accommodate the number of children generated by the development. Pre-application discussions have been undertaken with Cumbria County Council, and the applicant has agreed that contributions to local educational provision will be provided where the evidence demonstrates the development would exceed local school capacity. The details of the contribution will be discussed with Cumbria County Council and representatives of the schools throughout the application process in order to establish up-to-date evidence on local capacity and need.



### **6.0 Summary and Conclusions**

- 6.1.1 The Applicant and their technical team have taken a thorough approach to community engagement prior to the submission of the application which fully accords with national and local planning policy. They have engaged with the community through a number of methods to ensure as many people have had the opportunity to comment on the proposals and have their opinions considered.
- 6.1.2 The Applicant has taken on board all comments received and have refined the proposal, where possible, to take account of the views expressed.
- 6.1.3 WYG acting on behalf of the Applicant will monitor the application for any responses received during the statutory consultation period and will address these as necessary, and where appropriate.



## **Appendix 1 – Letter to Residents**



## **Appendix 2 – Letter Distribution Area**



## **Appendix 3 – Invitation Poster**





## **Appendix 4 – Web Site Advertisements**



## **Appendix 5 – Whitehaven News Proof**



## **Appendix 6 – Feedback Forms**

## Statement of Community Involvement





## **Appendix 1 – Letter to Residents**



Our Ref: A090070-410

28th February 2018

Address 1\*\*  
Address 2\*\*  
Address 3\*\*  
Address 4\*\*

Dear Sir/Madam

**COMMUNITY CONSULTATION EVENT  
PROPOSED RESIDENTIAL DEVELOPMENT  
LAND AT WHITEHAVEN (HARRAS MOOR)  
WHITEHAVEN GOLF CLUB, THURSDAY 15<sup>TH</sup> MARCH 2018**

I write to advise you of a forthcoming public Community Consultation Event that Homes England are conducting in respect of a proposed residential development on land at Whitehaven (Harras Moor). Plans are enclosed identifying the location of the site.

You are invited to attend this event, which is to be held between 3pm to 7pm on Thursday 15<sup>th</sup> March 2018 at Whitehaven Golf Club.

The event itself will take the form of a 'drop in session' where representatives of the Town and Borough Council, businesses and the local community are invited to offer their thoughts on the prospective proposal. Homes England representatives will be available to discuss the scheme and to answer any queries that may arise.

The purpose of the event is to obtain feedback from the local community which will be used to influence the design of the final proposals, which will be submitted to Copeland Borough Council as an Outline planning application.

I trust that the above is clear; however, if you require any further information or assistance please do not hesitate to contact me.

Yours sincerely,

**PETER SHANNON**  
**Associate**

**Encs.**

Lakeland Business Park, Lamplugh Road, Cockermouth, Cumbria, CA13 0QT  
Tel: +44 (0)1900 898 600 Fax: +44 (0)1900 826 324  
Email: Website: [www.wyg.com](http://www.wyg.com)

WYG Environment Planning Transport Limited. Registered in England & Wales Number: 03050297  
Registered Office: Arndale Court, Otley Road, Headingley, Leeds, LS6 2UJ



**creative minds safe hands**



## **Appendix 2 – Letter Distribution Area**

UPRN	Postaladr
10000890606	Flat 8,Johnson House,Hillcrest Avenue,Whitehaven,CA28 6SU,
10000890607	Flat 1,Johnson House,Hillcrest Avenue,Whitehaven,CA28 6SU,
10000890608	Flat 6,Johnson House,Hillcrest Avenue,Whitehaven,CA28 6SU,
10000890609	Flat 4,Johnson House,Hillcrest Avenue,Whitehaven,CA28 6SU,
10000890610	Flat 3,Johnson House,Hillcrest Avenue,Whitehaven,CA28 6SU,
10000890611	Flat 2,Johnson House,Hillcrest Avenue,Whitehaven,CA28 6SU,
10000890612	Flat 10,Johnson House,Hillcrest Avenue,Whitehaven,CA28 6SU,
10000890613	Flat 5,Johnson House,Hillcrest Avenue,Whitehaven,CA28 6SU,
10000890662	43 Laurel Bank,Whitehaven,CA28 6SW,
10000890663	94 Laurel Bank,Whitehaven,CA28 6SW,
10000890664	96 Laurel Bank,Whitehaven,CA28 6SW,
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10000905006 Site A,Red Lonning Industrial Estate,Whitehaven,  
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10000905323 Field Shelter,Caldbeck Road,Whitehaven,  
10000905655 Flat 17,Johnson House,Hillcrest Avenue,Whitehaven,CA28 6SU,  
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10000906333 Playing Field,Red Lonning,Whitehaven,  
10000906815 Land Off,Laurel Bank,Whitehaven,



## **Appendix 3 – Invitation Poster**

## **Community Consultation Event at Whitehaven Golf Club Thursday 15<sup>th</sup> March 2018 3pm – 7.00pm**

This consultation event will provide an overview of the proposed residential development on land at Whitehaven (Harras Moor) as shown on the plan below.

Members of the project team will be available to discuss the proposals.

The event provides an opportunity to comment on the potential development. The comments received will be reviewed and taken into account in the preparation of the forthcoming planning application.

The project team is committed to engaging with the community and interested parties as fully as possible and we look forward to meeting you at the event.






## **Appendix 4 – Web Site Advertisements**



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at Whitehaven Golf Club  
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Mayor of Whitehaven Facebook – 02-03-18



## **Appendix 5 – Whitehaven News Proof**

# **COMMUNITY CONSULTATION EVENT**

Whitehaven Golf Club, Red Lonning, Whitehaven  
Thursday 15th March 2018.

3pm – 7pm

On behalf of Homes England

We are seeking your views on our proposal for a new residential development on land at Whitehaven (Harras Moor). Plans of the proposal will be on display and members of our project team will be available to answer any questions you may have.

We look forward to seeing you there.

Further enquiries: [cumbria.planning@wyg.com](mailto:cumbria.planning@wyg.com)



Friday March 16



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# Concerns raised over 380-home proposal for Whitehaven



Plans for the new housing estate at Harras Moor in Whitehven were on show at Wh club on Thursday.



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**Worried residents have spoken out against a proposed major development which would see 380 homes built in Whitehaven.**

At a public consultation at Whitehaven Golf Club yesterday, residents cited blocked views, increased traffic, drainage, school places and the effect on wildlife as reasons to reject the plans.

The homes would be built on 20 hectares of land at Harras Moor, surrounded by the Highlands, Hillcrest and Red Lonning housing estates.

The development will provide a “broad mix” of two to five bedroom homes, with some executive houses. Fifteen per cent of the properties will be affordable housing, with a mix of discounted sale and affordable rent.

Vehicle access will be from both Harras Road and Caldbeck Road, with pedestrian access on the Loop Road South, the Highlands and Red Lonning.

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Planners said building is unlikely to begin until 2020 and the work could potentially take up to 10 years to complete.

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**Concerns raised over 380- home proposal for Whitehaven**



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David Burke, who has lived on Laurel Bank at the Highlands for 12 years, said it was a “crying shame”.

"I just don't understand who's going to buy all these houses," he told *The Whitehaven News*. "I don't see a need for it.

His neighbour, Pauline Jepson, also attended the event.

"Harras Moor is going to be a dangerous rat run," she added. "It's not a good place to be encouraging more traffic."



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Cowan Douglas, who lives on Jubilee Road at Red Lonning, was worried about the access to Caldbeck Road and highlighted the issues with parking and with the access point.

Kath Pitchford, of Windsor Terrace, Harras Moor, said: “I’m worried about the habitat. The red squirrels have already been disrupted with building the new school.”

The proposals will include retained woodland, new ecology areas, sustainable drainage, public open space and a play area. There would be green corridors and designated sites for the wildlife.

Planners say they will be required to contribute financially to local education, and transport assessments are currently being carried out on Harras Road.

Homes England, the government’s housing and regeneration agency, has bought the land, which was previously owned by Cumbria County Council and Copeland Council.



Four-bed home on Frizington estate ideal for young families



Scandi style in Lakeland hamlet



Room to spare in period property near Dalston



High Lorton house has huge potential and stunning views



Home near Aspatria ticks all the boxes for couple



Planners say the site has the potential to make a “significant contribution to improving the availability and choice of housing locally”.

A planning application is due to be submitted to Copeland Council this spring.

Published: 16 March 2018 9:33AM



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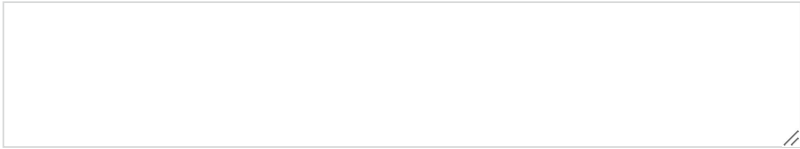
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## **Appendix 6 – Feedback Forms**



Homes  
England

**Residential development at Harras Moor, Whitehaven**

**Community consultation for outline planning application**

**CONSULTATION RESPONSE FORM**

Thank you for taking the time to look at the proposals. Before the planning application is submitted, we want to know what you think of the proposals. Your feedback will help shape the final planning application for this site.

Please note, any comments will be treated confidentially and no individuals will be identified when comments or feedback are reported.

Name (optional): \_\_\_\_\_

Address/ business  
organisation (optional): \_\_\_\_\_

1. Are you a:

<input type="checkbox"/> Local Resident	<input type="checkbox"/> Community Group Representative
<input type="checkbox"/> Local Councillor	<input type="checkbox"/> Other (please specify) _____

2. Did you find today's public exhibition useful? *Please tick*

<input type="checkbox"/> Very useful	<input type="checkbox"/> Not Useful
<input type="checkbox"/> Useful	<input type="checkbox"/> Don't Know

3. Do you support the development of this site for housing?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

4. Do you agree that the site should provide the following? *Please tick all that apply*

<input type="checkbox"/> New homes	<input type="checkbox"/> Ecology Areas
<input type="checkbox"/> Affordable homes	<input type="checkbox"/> Retained woodland
<input type="checkbox"/> Public Open Space	<input type="checkbox"/> Other (please specify below)

\_\_\_\_\_



Homes  
England

5. Do you like the proposed draft illustrative masterplan design?

☐ Yes

☐ No

6. What do you like in particular about the proposals?

7. What changes would you make to the proposals, or do you have any other comments?

***Thank you for taking the time to complete this questionnaire***

**Please complete this form and place it in the comments box provided.**

Alternatively, you can submit your views until the 28th March 2018 by post or online.

You can view the exhibition boards and complete online here:

<https://www.wyg.com/consultations/harras-moor>

Alternatively, you can return this form by post to:

Peter Shannon  
WYG  
Lakeland Business Park  
Lamplugh Road  
Cockermouth  
Cumbria  
CA13 0QT

Please note that Copeland Borough Council will also carry out statutory consultation on the planning application after it is submitted, comments should be made again at this point to be formally considered in the determination of the application.