

## Planning Technical Note Copeland Borough Council

### Future Generation: A Strategy for Sustainable Communities in West Cumbria 2007-2027

Recognising the unique identity of West Cumbria, Allerdale and Copeland Borough Councils and Cumbria County Council agreed to produce a joint vision for creating sustainable communities in the area. Representatives of all sections of West Cumbrian society have worked with the Councils, through West Cumbria Strategic Partnership, to develop this vision. It is brought together in the Strategy for Sustainable Communities in West Cumbria, 'Future Generation'.

The Vision is to:

- be globally recognised as a leading nuclear, energy, environment and related technology business cluster, building on its nuclear assets and its technology and research strengths;
- be a strong, diversified and well-connected economy, with a growing, highly-skilled population with high employment;
- protect and enhance its special natural environments and be recognised by all as an area of outstanding natural beauty and vibrant lifestyle, which attracts a diverse population and visitor profile;
- be home to a strong and healthy community which offers all of its people a good quality of life and enables them to play a full part in their community.

### Copeland Local Plan 2001-2016 2<sup>nd</sup> Deposit Version, April

This Copeland Local Plan prepared by Copeland Borough Council was adopted in June 2006. It relates to the entire borough outside the Lake District National Park and covers the period 2001-2016. The Local Plan sets out the Council's policies and proposals for the future development and use of land, improvements of the physical environment and management of traffic. All policies from the adopted Local Plan will be saved until June 2009, at which point relevant policies will be saved until the new Local Development Framework is adopted.

#### General Development

**Policy DEV 2** identifies that most development in the Borough will be focussed on Whitehaven and the three smaller Key Service Centres of Cleator Moor, Egremont and Millom with the scale of development appropriate to the size and role of each centre, its character and setting.

**Policy DEV 4** identifies development boundaries have been drawn around each Key Service Centre and Local Centre to indicate a physical limit to development appropriate for each settlement over the plan period. Subject to policies in the Local Plan development will be permitted within the boundaries in the following order of priority:

1. the appropriate re-use of existing buildings worthy of retention followed by
2. the re-use of previously developed land and only then
3. the use of previously undeveloped land

**Policy DEV5** states that outside the defined boundaries of the Key Service Centres and Local Centres the quality and character of the wider countryside will be protected and, where possible, enhanced. Development will not be permitted unless it is in accordance with other plan policies. These are:

1. essential agricultural, forestry or other rural business development
2. local needs housing
3. replacement dwellings, conversions or domestic alterations/extensions
4. leisure or tourism related development
5. development within existing employment sites
6. development for education, health or community purposes including service infrastructure
7. energy-related development
8. major development and is in accordance with other policies in the plan.

**Policy DEV 6** identifies that planning permission will only be granted for development which avoids the loss of or damage to important natural or built conservation interests, landscapes or architectural character, archaeological and historic sites and important open spaces and where appropriate enhances biodiversity; incorporates energy efficiency and waste minimisation in its design and uses recycled materials and renewable energy technology as far as possible reasonably practicable; has no adverse impact on air quality; has no adverse impact on the quantity and quality of groundwater's and surface waters by the provision of pollution prevention measures, water saving devices and sustainable drainage systems; does not exceed the capacity of services necessary in terms of community provision and physical infrastructure which includes road and transport capabilities, foul and surface water sewers, sewerage treatment and water supply, unless these can be improved

at developers' expense without adverse impact on the local community and the environment; does not increase the risk of flooding either on site or elsewhere: in this regard the choice of development site will be prioritised in the order of: i) sites with little or no risk, ii) those with low or medium risk and only then, iii) sites in areas of high risk designed to minimise or mitigate that risk.

### Housing

**Policy HSG1** and **HSG2** identify existing housing planning permissions and new allocations in the Copeland Local Authority area, with some located in the main coastal settlements.

**Policy HSG 24** identifies that planning permission will not be granted for new or replacement permanent dwellings within or adjoining the existing area of beach bungalows between St Bees and Braystones.

**Policy HSG 5** identifies that development of new housing outside the settlement boundaries will not be permitted except where it is required to meet exceptional circumstances arising from local social and economic conditions. Where this criterion is fulfilled the development must comply with the sequential test set out in Policy DEV 4 and with other plan policies. The development must not have an adverse effect on areas of greenspace which have an important recreation or amenity value to the local community.

**Policy HSG 26** identifies that the Council will consider proposals for Gypsy caravan sites so long as it does not involve locations within or adjoining the St Bees Heritage Coast, a Landscape of County Importance, areas of nature conservation interest including SSSIs, Local Nature Reserves and sites of wildlife importance, Conservation Areas or in the vicinity of Listed Buildings or Scheduled Ancient Monuments or otherwise have an adverse impact on the local landscape or undeveloped coast. Similarly, **Policy HSG 27** identifies the provision of winter quarters for travelling show people for residential purposes and the maintenance of fairground equipment will be acceptable as long as they are not located within or adjoining the St Bees Heritage Coast, a Landscape of County Importance, areas of nature conservation interest including SSSIs, Local Nature Reserves and sites of wildlife importance, Conservation Areas or in the vicinity of Listed Buildings or Scheduled Ancient Monuments or otherwise have an adverse impact on the local landscape or undeveloped coast.

### Employment/Commercial

**Policy EMP 1** designates land for employment use of approximately 89ha of land allocated or with planning permission for employment use. Within these areas development for or changes of use to the employment uses will be permitted provided that the requirements of other plan policies are met.

**Policy EMP 3** identifies that areas of land in Whitehaven, Cleator Moor and Egremont have been outlined as Employment Opportunity Sites. These areas are being investigated as to their future development potential and contribution they can make to the regeneration strategies in the Borough. Detailed implications and locational issues associated with those sites will be the subject of future planning policy documents as soon as practicably possible.

**Policy TCN 9** identifies that the role of Whitehaven Town Centre as a principal focus for shopping, commercial and tourism-based activities in the Borough will be promoted and protected. The objectives within the town centre are to encourage:

1. further shopping, commercial and tourism related development especially where it effects physical integration between the town centre, the harbourside and the Pow Beck valley
2. safeguarding of important gateways to the town centre and of links and vistas between the town centre and harbour and edge of town centre car parks within new development or redevelopment
3. environmental improvements and traffic management measures including pedestrian-priority areas in the main shopping streets and harbour links
4. improved and new strategic car parking facilities at the Swingpump Lane multi-storey car park, and on land associated with the redevelopment of town centre periphery Development Opportunity Sites together with the retention and improvement of existing permanent surface car parks
5. a bus/rail interchange to serve the town centre
6. high quality design, materials and appearance in all development to maintain the essential character of the town centre and harbour.

**Policy TCN 12** identifies a number of Town Centre Opportunity Development Sites in Whitehaven for development. The sites are being investigated as to their future development potential and contribution they can make to the regeneration strategies in the Borough. Detailed implications and locational issues associated with those sites will be the subject of future planning policy documents as soon as practicably possible.

**Policy TSM 2** identifies a number of proposals for large scale tourist development; particularly those which can also provide recreational opportunities for the local population will be permitted so long as they accord with the principles of sustainable design and in particular do not compromise the qualities and character of the undeveloped coast or public access there to.

### Coastal Planning

**Policy ENVI4** identifies that development will not be permitted in the coastal zone which would be likely to:

1. increase the risk of flooding, coastal erosion or instability through its impact on natural coastal

- process, or
2. prejudice the capacity of the coast to form a natural sea defence or adjust to changes in conditions without risk to life or property, or
  3. increase the need for additional sea walls or other civil engineering works for coastal protection purposes except where necessary to protect existing investment (or achieve the Council's strategic planning objectives), or be prejudicial to local fisheries, or
  4. have a detrimental impact on water quality, or
  5. have an adverse effect on natural landscape character or be prejudicial to people's enjoyment and understanding thereof, or
  6. have an adverse effect on areas of historic, conservation or wildlife importance.

**Policy ENV 15** states that development will only be permitted on the undeveloped coast where the development requires a coastal location and there is no suitable site available within the developed coast and the development conserves or enhances the quality and character of the coastal zone.

**Policy ENV 16** states that development will not be permitted where there is an unacceptable risk of flooding, or where the development would increase the risk of flooding elsewhere, or would cause interference with of access to a watercourse. Where a proposed development is likely to be at risk from flooding or increase risk of flooding elsewhere, a Flood Risk Assessment (FRA) will be required to be submitted as part of the planning application. Where a development requires the provision of additional flood defence and mitigation works, any costs, including maintenance, should be met by the developer.

#### **Port and Harbour Facilities**

**Policy TSP 10** states that proposals for the improvement of harbour facilities and harbour side development at Whitehaven and at Millom Pier will be permitted subject to adequate safeguards as regards their historic and nature conservation significance.

#### **Transport/Access**

Transport policies **TSP1** and **TSP2** identify a number of road improvements and enhancements, particularly to the A595 Parton-Lillyhall Improvements to improve access to the Lillyhall Industrial Estate.

**Policy TSP3** seeks to improve and enhance traffic management schemes in the area which improve access and transport use, whilst **Policy TSP4** seeks to provide efficient and attractive public transport system in the area.

#### **Environment**

A series of non-statutory Wildlife Sites have been designated by the council and have been afforded protection by **Policy ENV3**, Nature Conservation Sites of Local Importance: "Development likely to have an adverse effect on...an identified Wildlife Site...will not be permitted unless it can be clearly demonstrated that there are reasons for the proposal which outweigh the need to safeguard the substantive nature conservation value of the site. Where development is permitted the authority will consider the use of conditions and/or planning obligations to provide appropriate mitigation and compensatory measures to ensure the protection and enhancement of the site will be considered.

Within the SMP area, the following sites have been listed as Wildlife Sites:

- Rottington Common
- Redness Point
- Castle Park Wood
- Midgey Gill
- Woodhouse Quarry
- Cuning Point and Cat Gill
- Andrews Gill
- Braystones Coast
- Gibb Tarn
- Starling Castle
- Sellafield Tarn
- Seascale Dunes and Foreshore
- Seascale
- Kirksanton Moss
- Rylands Wood
- High Brow Meadows
- High Boghouse Woods
- Middle Shaw
- Millom Marsh

**Policy ENV6** (Landscapes of County Importance) states, "The Council will seek to protect the areas

designated as Landscapes of County Importance (LOCI) on the Proposals Map from inappropriate change. Where development is permitted special regard will be paid to the design, scale, siting and choice of materials for building which should be sympathetic to the particular character of these areas. Elsewhere the Council will seek to protect the character of, and wherever possible enhance the local distinctiveness of the wider landscapes of the area.”

**Policy ENV9** (Areas of Local Landscape Importance) states, “The most significant areas of local landscape importance within and on the fringe of built up areas are identified on the Proposals Map. These areas will be protected from non essential and inappropriate development and development which would result in their loss will not be permitted. Proposals to enhance their amenity or to improve public access will be supported. The amenity value of any area of public or private open space where there are proposals for development will be considered”.

### **Local Development Framework**

Consultation on the Core Strategy is expected to begin later this year, with adoption expected in 2011.