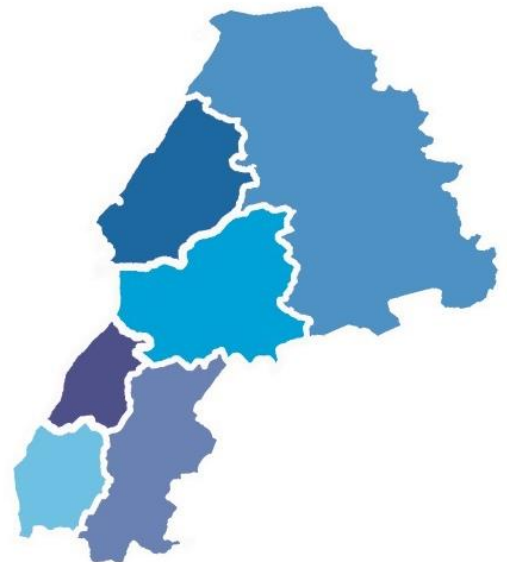




## Allerdale Local Plan (Part 2) Site Allocations

Regulation 22 Consultation  
Statement

January 2019



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## **1.0 Introduction**

### Why prepare this document?

- 1.1 This Consultation Statement has been prepared to support the submission of the Allerdale Local Plan (Part 2) . Site Allocations Development Plan Document to the Secretary of State for independent examination.
- 1.2 This Consultation Statement outlines how the Council has engaged the community and stakeholders in the preparation of the Allerdale Local Plan (Part 2). The Statement also summarises the main issues raised during the Regulation 19 consultation which occurred between 5<sup>th</sup> October 2018 and 16<sup>th</sup> November 2018.
- 1.3 The document has been prepared in accordance with Regulation 22(1)(c) of the Town and Country (Local Planning) (England) Regulations 2012 which sets out the requirements of submitting a Local Plan to the Planning Inspectorate for examination. Part of this legislation requires the Council to produce a statement which sets out:
  - which bodies and persons the local planning authority invited to make representations under Regulation 18;
  - how those bodies and persons were invited to make representations under Regulation 18;
  - a summary of the main issues raised by the representations made pursuant to Regulation 18;
  - how any representations made pursuant to Regulation 18 have been taken into account; and
  - if representations were made pursuant to Regulation 20, the number of representations made and a summary of the main issues raised in those representations.

### What is the Local Plan?

- 1.4 A Local Plan is a document which seeks to guide development in an area through the use of planning policies, covering a set period of time (known as the Plan Period).
- 1.5 The Allerdale Local Plan is in two parts and it is the statutory development plan for the area of the district outside the Lake District National Park. One of its principal roles is to support the delivery of the Council Plan objectives and the housing and business growth strategies, while providing the policy framework to guide the determination of planning applications.
- 1.6 In 2014, the Council adopted the Local Plan (Part 1). This sets out the spatial strategy and growth for Allerdale until 2029, including identifying a need for at least 5,471 houses and 54 hectares of employment land.

- 1.7 The Local Plan (Part 2) (also known as the Site Allocations document) identifies policies and sites necessary to deliver the development need as identified in the Local Plan (Part 1).
- 1.8 The Local Plan (Part 2) covers:
- the locations of sites for housing development;
  - the location of sites for employment and retail development;
  - the location of a Gypsy & Traveller pitch site;
  - an area suitable for wind energy development;
  - protection of important areas of open space and green infrastructure; and
  - policies on affordable housing, housing standards, self-build housing, tourism development, housing standards and broadband provision.

### Duty to Co-Operate

- 1.9 The Duty to Co-Operate is set out in Section 110 of the Localism Act 2011 which places a legal duty on all Local Planning Authorities and County Councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plans with regard to strategic, cross boundary matters.
- 1.10 A separate statement has been produced by the Council detailing how it has fulfilled this obligation in the preparation of the Local Plan (Part 2).

## **2.0 Consulting on Local Plan documents**

- 2.1 All consultation is carried out in accordance with the Council's current Statement of Community Involvement which was adopted on 3<sup>rd</sup> March 2010. This outlines how the Council will engage effectively with members of the community and stakeholders in the development of planning policy.
- 2.2 There have been seven consultation stages in the preparation of the Local Plan (Part 2) (see Table 1).

<b>Consultation Stage</b>	<b>Consultation Dates</b>
Call for Sites	27 <sup>th</sup> September-22 <sup>nd</sup> November 2013
Issues and Options	11 <sup>th</sup> June-30 <sup>th</sup> September 2014
Issues and Options - Additional Sites Submitted	9 <sup>th</sup> January . 27 <sup>th</sup> February 2015
Preferred Options	27 <sup>th</sup> January . 24 <sup>th</sup> March 2017
Focused Consultation	20 <sup>th</sup> November 2017 . 22 <sup>nd</sup> January 2018
Dunmail Park	31 <sup>st</sup> May-29 <sup>th</sup> June 2018
Pre-Submission	5 <sup>th</sup> October . 16 <sup>th</sup> November 2018

*Table 1: Summary of consultation stages*

- 2.3 Throughout the process, the Council has consulted with statutory and general consultees and Parish and Town Councils (see Appendix A for a full list), as well as landowners, developers, agents and members of the public who had

been asked to be placed on the consultation database. All were notified of consultations through either an email or a letter.

### **3.0 Call for Sites**

- 3.1 The Council began the Site Allocations process by issuing a Call for Sites on 27<sup>th</sup> November 2013 with a closing date of 22<sup>nd</sup> November 2013 (this was later extended to 13<sup>th</sup> January 2014). 402 people were emailed notifying them about the Call for Sites exercise, with a further nine people being invited to make comments through letters.
- 3.2 Three statutory consultees (English Heritage, Environment Agency and Natural England) were also directly notified about the Sustainability Report consultation.
- 3.3 In addition to a Call for Sites, the Council also released three documents for comment. A discussion paper was drafted which included a number of questions that the Council considered important issues which may have needed to be addressed through the preparation of the Local Plan (Part 2). A draft Site Assessment Methodology was also published which set out the planned approach to assessing sites, reviewing settlement boundaries and de-allocating employment land. The third consultation document was a draft Sustainability Appraisal Scoping Report which set out the sustainability objectives and assessment framework for the Sustainability Appraisal.
- 3.4 The documents were available to view on the Council's website and in Council offices and local libraries.
- 3.5 In total, an initial 351 sites were put forward for the Council to consider as part of the Call for Sites. This was made up of 79 sites in the Principal Service Centre, 93 sites in the Key Service Centres, 91 sites in Local Service Centres, 65 sites in Limited Growth Villages and 23 sites in Infill and Rounding Off Villages.
- 3.6 For the discussion paper, 51 comments were received from 16 consultees; the comments provided in response to specific questions within the discussion paper. A summary of the comments received, the Council's response to them, and the consultation methods used can be found in Appendix B.

### **4.0 Issues and Options Consultations**

- 4.1 An Issues and Options Consultation was held between 11<sup>th</sup> June and 30<sup>th</sup> September 2014.
- 4.2 Following the Call for Sites process, the Council performed a light touch assessment of all the sites received for consideration. 351 sites were released for comments as part of the Issues and Options consultation. As well as seeking comments on the submitted sites, the Council also included 12 questions in the consultation document which sought views on how the

Council should identify sites and allocate land for a variety of uses in order to meet the development need in the district until 2029.

- 4.3 Following the end of the Issues and Options consultation in September 2014, a further 35 sites were submitted for consideration. In order to ensure that all stakeholders, consultees and members of the public were able to comment on these newly submitted sites, the Council ran another consultation entitled ~~Issues and Options~~ . Additional Sites Submittedq This ran from 9<sup>th</sup> January 2015 to 27<sup>th</sup> February 2015.
- 4.4 For both consultations, the Council contacted all those on its Consultation Database either through letter or email to notify them of the consultations. Consultation documents were available to view at the Council's main offices in Workington and libraries and Customer Service Centres within Allerdale. In addition, consultation packs were sent to all Parish and Town Councils in the district and all documents were available to view on the Council's website.
- 4.5 For the first Issues and Options consultation, a number of drop in sessions were held across the district:
  - Aspatria Library . Wednesday 30<sup>th</sup> July 2014 . 14:00-18:00
  - Maryport Library . Thursday 7<sup>th</sup> August 2014 . 14:00-18:00
  - Cockermouth Town Hall . Tuesday 12<sup>th</sup> August 2014 . 14:00-19:00
  - Silloth Library . Wednesday 20<sup>th</sup> August 2014 . 14:00-17:00
  - Wigton Local Links Centre . Wednesday 3<sup>rd</sup> September 2014 . 14:00-19:00
  - Workington Library . Saturday 6<sup>th</sup> September 2014 . 10:00-13:00
- 4.6 Town/Parish Councillor, Borough and County Councillors were also invited to locality meetings with officers to discuss the issues and options. These meetings were held at:
  - Allhallows Community Centre Fletchertown- 4 September 2014 -4pm-6pm
  - Netherhall School Maryport- 17 September 2014- 7pm-9pm
  - Cockermouth Town Hall Cockermouth- 15 September 2014 . 7:30pm-9pm
  - Solway Community School Silloth-11 September 2014 6:30pm-8:30pm
  - Wigton Local Link Community Office Wigton- 24 September -6:30pm-8:30pm
  - The Carnegie Theatre Workington- 24 October 2014- 6:30pm-8pm
- 4.7 For the first Issues and Options consultation, comments were received from 136 respondents and the second consultation for the additional sites received comments from 167 respondents.
- 4.8 A summary of the comments received to both Issues and Options consultations and the consultation methods used can be found in Appendix C.

## 5.0 Preferred Options Consultation

5.1 Following a detailed assessment of the sites put forward as part of the Call for Sites and Issues and Options consultation, the Council identified a number of sites as its Preferred Options and released these for consultation in January 2017.

5.2 In addition to the potential development sites for housing, employment, gypsy and travellers and retail, the consultation also included a number of policy options:

- the level of growth for the individual Local Service Centres;
- the proposed sites that should be protected as amenity greenspace, green infrastructure and green gaps;
- the proposed policy approach to affordable housing and tourism development; and
- the proposed area considered suitable for wind energy development.

5.3 Each Preferred Option contained justification for their selection and, where appropriate, the document also considered details of alternative options and the justification for them being discounted.

5.4 The Preferred Options consultation was supported by: Discarded Sites Locality Documents; a Settlement Boundary Review Technical Document; an Open Space Technical Document; and a Wind Energy Technical Document. It also included a Sustainability Appraisal, a Habitat Regulations Assessment, an Equality Impact Assessment and a Health Impact Assessment. A document summarising the comments received during the Issues and Options consultations was also released.

5.5 The consultation was publicised in line with the Council's Statement of Community Involvement through emails and letters, signposting the recipient of the notification to the fact that they could view the consultation documents on the Council's website or view hard copies of the documents at the main Council offices in Workington and libraries and Customer Service Centres within Allerdale. In addition, consultation packs were sent to all Parish and Town Councils.

5.6 A number of drop in sessions were held, with officers from the Council attending to answer questions people attending may have had:

- Silloth Library . Monday 6<sup>th</sup> February 2017 . 14:15-17:00
- Cockermouth Town Hall . Thursday 9<sup>th</sup> February 2017 . 14:00-19:00
- Aspatria Library . Wednesday 15<sup>th</sup> February 2017 . 14:00-18:00
- Wigton Local Links Centre . Friday 24<sup>th</sup> February 2017 . 14:00-19:00
- Carnegie Theatre, Workington . Tuesday 28<sup>th</sup> February 2017 . 09:00-13:00
- Maryport Library . Thursday 2<sup>nd</sup> March 2017 . 13:00-17:00
- Allerdale House, Workington . Wednesday 8<sup>th</sup> March 2017 . 15:00-19:00

5.7 In addition, members of the Planning Policy team attended Locality Meetings which are organised by the Council to allow for discussion about the preferred options and local issues. This was an opportunity to reach elected Members from Parish/ Town Councils, and Borough Councillors. The meetings were held at:

- Silloth Locality Meeting (Silloth Community Centre) . Tuesday 14<sup>th</sup> February 2017 . 14:30-16:00
- Cockermouth Locality Meeting (Cockermouth Town Hall) . Tuesday 21<sup>st</sup> February 2017 . 18:30-20:00
- Aspatria Locality Meeting (Allhallows Community Centre, Fletchertown) . Wednesday 22<sup>nd</sup> February 2017 . 15:00-16:30
- Wigton Locality Meeting (Market Hall, Wigton) . Tuesday 28<sup>th</sup> February 2017 . 18:00-19:30
- Maryport Locality Meeting (Maryport Town Hall) . Tuesday 7<sup>th</sup> March 2017 . 14:30-16:00
- Workington Locality Meeting (Allerdale House, Workington) . Tuesday 7<sup>th</sup> March 2017 . 18:30-20:00

5.8 There were 742 comments submitted to the Preferred Options consultation from a total of 411 people. 201 of these comments related to the drainage infrastructure in Flimby and its lack of current capacity to support development without any improvements.

5.9 A summary of all the responses, the Council's response to these comments and the consultation methods used can be found in Appendix D to this report.

## **6.0 Focused Consultation**

6.1 A number of additional sites were put forward for considered as part of the Preferred Options consultation. These sites were released as part of an additional round of focussed consultation. Notification was sent to those on the Consultation Database either via letter or email with consultation packs sent to all Parish and Town Councils in Allerdale. All documents were available to view on the Council's website and at Council libraries and offices within the district.

6.2 This Focused Consultation also included a number of policy options seeking views on the proposed implementation of: optional housing standards; broadband for new development; and a revised policy for tourism, coastal and countryside development. Following the designation of the Lake District National Park as a World Heritage Site, the document also included a revised policy for the area suitable for wind energy development. The consultation also included a Green Infrastructure map for Lillyhall as it had become apparent that this map was not visible in the Preferred Options consultation document.

6.3 25 people provided 65 comments to the eight specific questions that were asked. Question 9 invited comments on the included sites and the proposed settlement boundary amendments; this attracted 372 comments from 48



people. In addition, six general comments from six people were received, as well as five comments from five people on four sites which were included in the Preferred Options consultation.

- 6.4 A summary of all the responses and the Council's comments to these comments can be found in Appendix E of this report.

## **7.0 Dunmail Park Consultation**

- 7.1 A four week consultation was carried out in June 2018. This was to consult on a site at Dunmail Park (4/WOR/106/M) which had originally been consulted on as part of the Focused Consultation, however the site boundary was incorrect. This consultation provided people with the opportunity to make comments on the correct site boundary. As this was a smaller consultation, notifications were only sent to those on the Consultation Database via email and letter.

- 7.2 11 comments were received to this consultation. Most comments related to the proximity of the site to Siddick Pond SSSI, a Scheduled Ancient Monument and the presence of insect species, including the Small Blue Butterfly.

- 7.3 A summary of all the responses and the Council's comments to these comments can be found in Appendix F of this report.

## **8.0 Pre-Submission Consultation**

- 8.1 The Pre-Submission consultation started on Friday 5<sup>th</sup> October and ran for six weeks until Friday 16<sup>th</sup> November. A Legal Notice was placed in the local newspapers and on the Council's website on the 5<sup>th</sup> October 2018 to announce the start of the consultation.
- 8.2 The Council contacted all those on its consultation database either through email or letter to notify them of the Pre-Submission consultation. This included notifying statutory and general consultees and Parish and Town Councils, as well as landowners, developers, agents and members of the public who had been asked to be placed on the consultation database.
- 8.3 Consultation documents were available to view at libraries and Council offices in Allerdale, and the consultation was publicised through a press release and social media.
- 8.4 66 responses were received, providing 415 separate representations. Comments were submitted from statutory consultees, planning agents, housebuilders, members of the public and Town and Parish Councils.
- 8.5 Five late representations were received; as they were received after the deadline of 4pm on Friday 16<sup>th</sup> November, the Council does not consider that the representations have been duly made and therefore have not considered these comments.

8.6 Full details of the consultation process and a summary of all the responses received (and the Council's responses to them) can be found in Appendix G of this report.

## **9.0 Sustainability Appraisal and Habitats Regulation Assessment Consultation**

9.1 Throughout the preparation of the Local Plan (Part 2), the Council has been committed to working with Natural England, Environment Agency and Historic England in the development of the Sustainability Appraisal and Habitats Regulation Assessment.

9.2 During the Call for Sites consultation, all three statutory consultees were invited to make comments on the Council's Sustainability Appraisal Scoping Report.

9.3 In addition to being consulted on the Local Plan (Part 2) Preferred Options document, all three bodies were written to separately to seek comments on the draft Sustainability Appraisal and Habitats Regulation Assessment documents. For this consultation, a separate comments form was available on the website for all consultees to use to specifically provide comments on these two documents.

9.4 The Pre-Submission consultation also sought comments on the Sustainability Appraisal and Habitats Regulation Assessment. The Council wrote individual consultation letters to Natural England, Environment Agency and Historic England to make them aware of the consultation and, more specifically, to seek comments on the Sustainability Appraisal and Habitats Regulation Assessment.

9.5 Appendix H contains examples of the letters and comments forms used throughout the different Local Plan (Part 2) consultations.

## **Appendix A List of Consultees**

### Specific Consultees

- All Parish and Town Councils within and adjoining Allerdale
- British Telecom
- Carlisle City Council
- The Coal Authority
- Copeland Borough Council
- Cornerstone Telecommunications Infrastructure Limited
- Cumbria County Council
- Cumbria Partnership NHS Foundation Trust
- Cumbria Police
- Dumfries and Galloway Council
- Eden District Council
- EE
- Electricity North West Limited
- Environment Agency
- Highway England
- Historic England
- Homes England
- Lake District National Park Authority
- Natural England
- Network Rail
- NHS Cumbria Clinical Commissioning Group
- Northern Gas Network
- Three
- United Utilities

### General Consultees

- Age UK
- Allerdale Disability Association
- Airport Operators Association
- Ancient Monuments Society
- AWAZ Cumbria
- Britain's Energy Coast
- British Cycling Federation
- British Geological Survey
- British Toilet Association
- Campaign to Protect Rural England
- CBI North West
- Church of England
- Churches Trust Cumbria
- Civil Aviation Authority
- Council for British Archaeology
- Country Guardian
- The Crown Estate

- Cumbria Association of Local Councils
- Cumbria Chamber of Trade
- Cumbria Community Transport
- Cumbria Constabulary
- Cumbria Fire and Rescue Services
- Cumbria LEP
- Cumbria Tourism
- Design Council
- Disabled Persons Transport Advisory Committee
- Dumfries and Galloway Council
- Eden Housing Association
- Education and Skills Funding Agency
- EFD
- EmployersqForum on Disability
- Equality and Human Rights Commission
- Fields in Trust
- Friends, Family and Travellers
- Freight Transport Association
- Government Departments
- Gypsy Council
- Home Builder Federation
- Invest in Cumbria
- Forestry Commission
- Friends, Families and Travellers
- Lakes College West Cumbria
- Marine Management Organisation
- National Childminding Association (north west)
- National Grid
- National Trust
- NHS England
- Northern Housing Consortium
- NOMS
- Nuclear Decommissioning Authority
- NuGEN
- Office of Road and Rail Regulation
- Sport England
- Port of Workington
- Ramblers
- Road Haulage Association
- RSPB
- Runnymede Trust
- Showmenq Guild
- Solway Coast AONB
- South Lakeland District Council
- Stagecoach North West
- Sport England
- University of Cumbria

- West Cumbria Development Agency
- Woodland Trust

#### Other

- AWAZ Cumbria
- Action with Communities in Cumbria
- Ancient Monuments Society
- Aspatria Rural Partnership
- Aggregate Industries
- Butterfly Conservation Cumbria
- CAMRA
- Castles and Coasts
- Churches Together in England
- CLA North
- Cockermouth Civic Trust
- Cockermouth School
- Country Land and Business Association
- Cumbria Action
- Cumbria Biodiversity Partnership
- Cumbria and Lakes Local Action Forum
- Cumbria Association of Local Councils
- Cumbria CVS
- Cumbria Chamber of Commerce
- Cumbria Geo-Conservation
- Cumbria Local Access Forum
- Cumbria Local Enterprise Partnership
- Cumbria Rural Forum
- Cumbria Rural Enterprise
- Cumbria Tourism
- Cumbria Wildlife Trust
- Cumbria Young Farmers
- Cumbria Youth Alliance
- Diocese of Carlisle
- Flimby Flood Action Group
- FORCE
- Friends of the Earth
- Friends of the Lake District (CPRE)
- Friends of Harrington Nature Reserve
- Garden History Society
- Gender Trust
- Georgian Group
- Great Clifton Community Youth Group
- Impact Housing
- Inspira
- Institute of Directors
- Lancaster University
- Mind in West Cumbria

- National Farmers Union
- Outreach Cumbria
- Persimmon
- REG Windpower
- Rights of Women
- Runnymede Trust
- Rural Women's Partnership
- Senhouse Museum
- Skills Funding Agency
- Society for the Protection of Ancient Buildings
- Solway Firth Partnership
- Story Homes
- SusCo Group
- SusTrans
- Taylor Wimpey
- Theatres Trust
- Travelling Law Reform Project
- Trustees for Methodist Church Purposes
- Twentieth Century Society
- University of Cumbria
- Victorian Society
- West Cumbria Development Agency
- Westfield Housing Association
- Westnewton Action Group
- Workington Civic Trust
- Wigton Civic Trust
- Wigton Residents Group
- Young Cumbria
- Youthtastic