

8.0 COMMUNITY SERVICES AND FACILITIES

8.1 INTRODUCTION

8.1.1 This chapter deals with a wide range of issues under the general heading of Services. It includes guidance and policies on service infrastructure including drainage, electricity supply and telecommunications which are required by development proposed in or allowed by the plan. It also covers other areas of service provision which are essential to the quality of life in local communities i.e. health, education and social facilities, cultural facilities, the emergency services, and both indoor and outdoor facilities which provide for recreational and leisure pursuits.

8.1.2 As noted in ~~2.9.8~~ 3.2.8 new development had to be tailored to existing infrastructure capacities, whether they are physical things like sewerage or community services like health and education. Policy DEV 6 7 sets out the basic requirements and if developers are able to meet improvement needs required by the development the mechanism is covered by Policy DEV 7 8.

8.1.3 In addition to the requirements of new development it should be noted that other factors will be at work in changing the demand for community services and facilities. People have more time and disposable income for sports and other leisure pursuits whilst a retained population (if the basic objectives of the plan are successful) will increase social, education, health and other community needs, especially those relating to older age groups. At the same time the context for the supply of such services is rapidly changing and it is anticipated that the private sector will play an increasing role in this field and therefore the plan must provide appropriate enabling policies in line with the latest government guidance and JSP Policies.

8.2 DRAINAGE AND SEWAGE DISPOSAL

8.2.1 The Council is aware that the capacity of existing public sewers and wastewater treatment works varies ~~sewerage networks and effluent treatment plant capacities vary~~ considerably throughout the borough. In the northern section, particularly at Whitehaven and Egremont there are difficulties in dealing with surface water disposal if flooding is to be avoided. The capacities of the Cleator and Millom Waste Water Treatment Works are a cause for concern. In the older urban areas and some villages foul sewers are already over-extended and the former practice of installing combined foul and surface water systems has created problems. So too has the installation of unadoptable, private sewers, and package sewage treatment plants and septic tanks. In many rural situations ~~mains drainage is~~ public sewers are not

available and individual septic tanks and soakaway systems and package sewage treatment plants have become a standard feature of new development. In some areas, for example in Drigg and The Hill the cumulative effect has been to increase pollution threats to watercourses and to create localised flooding problems.

8.2.2

The Council will continue to liaise with United Utilities and the Environment Agency in seeking solutions to existing drainage public sewerage and sewage treatment problems but is determined to avoid new development in the plan area adding to these difficulties. All new developments will therefore be expected to comply with Policy DEV 6 and to incorporate adequate means of foul and surface water disposal drainage and sewage treatment which do not give rise to public health nuisance, threaten water quality or aquatic eco-systems or increase the risk of flooding. Where such problems may arise the Council will not grant permission unless attenuation or mitigation measures can be satisfactorily incorporated into the development scheme, or the existing local public sewerage and sewage treatment infrastructure can be improved within the time scale of the planning permission and, if necessary, and at the developer's expense. Where such measures could not otherwise be implemented through adoption arrangements with ~~NWW~~ United Utilities the Council may consider the use of legal agreements to overcome the planning objection in accordance with the provisions of Policy DEV 7 8. These agreements may, for example involve the provision of pumping stations, the construction, extension or improvement of sewage treatment works, watercourse improvement or the installation of balancing ponds and management arrangements. If appropriate, they may also include the creation or enhancement of wildlife conservation schemes in association with the drainage works. As noted in ~~2.9.10~~ 3.2.10 developers will be encouraged to install Sustainable Drainage Systems as part of the main urban development. Special measures may also be necessary in respect of certain industrial, commercial or agricultural operations to prevent oil and chemical pollutants entering the sewerage network or affecting coastal, surface or ground-water quality. The Council will consult United Utilities on all new development proposals and the Environment Agency on proposals likely to have an adverse effect on the aquatic environment.

8.2.3

Most of the sites allocated for development in the plan can be accommodated by existing adopted sewerage networks although special measures may be required in certain instances, particularly in relation to surface water disposal. The Council welcomes United Utilities commitment to a programme of treatment and disposal improvements for foul sewage in the plan area which will improve water quality in watercourses and along the coast. The situation is less straightforward in the rural areas and in considering proposals for development in relation to Policy SVC 2 the Council will pay particular regard to existing conditions and the cumulative effects of package

sewage treatment plants and septic tank drainage in the vicinity of development sites. Proposals will be considered in relation to government guidance in Circular 3/99 “Planning Requirements in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Developments”.

POLICY SVC 1 : Sewerage Connections to Public Sewers

Wherever practicable new development must be drained to the public ~~mains drainage network~~ sewerage system via separate foul and surface water systems designed and built to adoption standards, including any requirements for interceptors to prevent pollution.

POLICE SVC 2 : Non-Mains Sewerage / Sewage Treatment

In areas where no public sewerage system is available or where there are exceptional difficulties involved in connecting to the public ~~mains~~ sewers other drainage options may be considered. Development involving package sewage treatment plants or individual or joint septic tank arrangements will only be sanctioned where ground conditions are suitable and the development site is of an adequate size to accommodate a soakaway system.

POLICY SVC 3: Standards of Completion

In all new housing developments ~~the Council will require all foul drainage works and sewage treatment facilities surface water drainage works to~~ must be completed in accordance with approved details before any dwelling is occupied. In the case of surface water, all drainage works shall be completed in accordance with approved details before additional impermeable areas are created.

8.2.4 Sometimes new development is undertaken without any regard to its effect on land drainage in the locality. This can lead to flooding problems being created for neighbouring residents or occupiers of the new development. The Council will therefore expect proposals for significant development ie over 0.4 ha in size to be accompanied by details of the existing and proposed arrangements.

POLICY SVC 4 : Line Land Drainage

Proposals for new development involving sites in excess of 0.4 ha must be accompanied by details of all land drainage arrangements. These must be designed so as to ensure that there is no deleterious effect on adjoining occupiers of land or watercourses in the vicinity.

8.2.5 Developments will be expected to accommodate the effects of 1 in 100 year storm events and there will be a need for developers to identify overland flow routes which come into operation when the capacity of adopted sewers is exceeded. Developers are advised to seek the Environment Agency's advice at an early stage in design.

8.3 OTHER UTILITIES

8.3.1 Water resources are considered to be adequate for most supply requirements over the plan period. However, there may be instances where development could impose abnormal demands on the system, especially high water-using industrial concerns. All proposals will be assessed against Policy SVC 5, in consultation with the Environment Agency and United Utilities and ~~with a requirement for an agreement under s.106 of the Town and Country Planning Act 1990~~ **will be sought** where attenuation and mitigation measures are necessary and can be carried out as part of the overall development to ensure its compliance with the policy. In addition, all new development will be expected to incorporate water efficiency measures to reduce the demands on the system.

POLICY SVC 5 : Water Supply / Water Resources

Development which increases the requirement for water supply will be permitted only where an adequate water supply either exists or can be provided without detriment to ~~river flows, water quality or nature conservation interest and if satisfactory measures are incorporated in the design to provide for efficient use of water~~ groundwater and surface water resources in terms of their quantity, quality and the ecological features they support. All new developments will be expected to include water efficiency measures to reduce the demands on the system.

8.3.2 The majority of sites allocated for development in the plan can be adequately supplied with water, gas, electricity and telephone services. There are however, some rural settlements which do not yet receive mains gas supplies and some modification to the existing electricity network may be required to facilitate some residential and industrial development. Whilst the Council would wish to ensure that all development is properly serviced by the most cost-effective means it does not intend that other important environmental concerns should be

compromised along the way. In particular it is conscious of the visual effect of overhead electricity and telephone cables. It will seek the undergrounding of existing overhead lines in sensitive locations such as Conservation Areas as and when resources allow and will expect that wherever practicable all services within new development areas to be sited beneath the ground.

POLICY SVC 6 : Underground Services

All services within new development areas should wherever possible be sited underground.

8.3.3 Because of their visual prominence large electricity supply lines (132 KV and over) and the pylons which support them can have an extremely damaging affect on amenity. ~~There is growing concern too as regards the effects of high voltage cables on the health and welfare of residents.~~ Equally large underground pipeline schemes can have a sterilising affect on the landscape because of the need to retain access for maintenance. Both types of infrastructure often require additional above ground installations and sometimes buildings which require particularly sensitive handling in terms of siting and design, especially in open countryside. However, these concerns have to be balanced against the statutory duties placed on service providers to ensure continuity and efficiency of supply. Thus whilst the Council will oppose (usually as part of consultation) the siting of such infrastructure in or close to areas of landscape, wildlife or conservation importance and residential and recreational sites it will be prepared to consider sensitively designed and routed schemes with a marginal affect on such areas so long as it is demonstrated that no more suitable alternatives exist.

POLICY SVC 7 : Large-Scale Service Infrastructure

~~The Council will oppose t~~**The siting of overhead power lines of 132 KV or over, large regionally/nationally important pipelines, and their associated installations will not be permitted where they are proposed within or adjoining the following areas unless no possible alternative is shown to exist:**

- 1. the St. Bees Head Heritage Coast**
- 2. Landscapes of County Importance**
- 3. areas of nature conservation interest including SSSIs, Local Nature Reserves, Sites of Wildlife Importance**

4. Conservation Areas or in the vicinity of Listed Buildings or Scheduled Ancient Monuments
5. existing, **allocated** or **approved** ~~proposed~~ residential development
6. areas used for formal or informal recreation including playing fields, public open space and the proposed Tourism Opportunity Sites (Policy TSM 2)

and any other especially sensitive or prominent locations.

~~Where no suitable alternative is shown to exist and the consenting authority is minded to approve a proposed route the Council will expect service providers to~~ **must minimise adverse impacts and** adopt a high standard of design demonstrating sensitivity to the area affected.

8.3.4

Advances in communications technology have resulted in a fast growing telecommunications industry. As indicated in PPG 8 the government, whilst aware of the need to protect areas of special landscape, townscape or wildlife interest, is keen to facilitate the growth of new and existing systems. There is often a conflict between the needs of the telecommunications industry to site towers and other equipment on exposed sites for operational reasons and the need to protect sensitive areas. Sections ~~56.1 – 56.4, 56.12 and 56.13~~ give an indication of the development constraints in such areas. Generally, the siting of telecommunications equipment other than that of a minor nature in such locations will be resisted. However permission may be granted in exceptional circumstances, where it can be demonstrated that no alternative site is available and to resist such a proposal would be detrimental to the development of the telecommunications network in the Borough thereby affecting a large area of the population. There are a number of existing masts in the plan area and, in line with government advice, the Council will require prospective operators to consider the shared use of these facilities in the first instance.

POLICY SVC 8 : Telecommunications

~~In considering proposals for telecommunications development the Council will take the following factors~~ **will be taken** into account:

1. the need generally to avoid high quality landscapes and particularly visually prominent locations and to protect areas of natural and man-made conservation importance including Conservation Areas and Listed Buildings **and their settings**

2. **the need to site and design equipment in such a way as to minimise its impact on the surrounding area including adjacent or nearby residential areas**
3. **in the case of masts, the availability of alternative sites or the possibility of sharing facilities with other operators. New masts will only be permitted if it can be demonstrated to the satisfaction of the Council that mast-sharing is impractical.**

8.3.5 Where it has planning powers to control the size and siting of satellite television dishes the Council will exercise them so as to minimise the visual effects of dishes on the street scene, particularly in sensitive locations such as within Conservation Areas and on Listed Buildings.

POLICY SVC 9 : Satellite Dishes

Proposals for satellite dishes will be permitted provided that there is no adverse visual impact on the street scene, on the character of a Conservation Area or on the setting or appearance of a Listed Building.

8.3.6 Liquefied petroleum gas has become an increasingly popular source of domestic power for heating and cooking. Unlike oil storage there are no permitted development rights for fixed LPG tanks and the Council will judge each proposal on merit looking at both the safety and amenity issues involved. Safety aspects include size and siting in relation to buildings, highways and land belonging to adjoining owners and the Council will have regard to current Health and Safety Executive and County Fire Service guidance on these matters. Size and siting may also be important in terms of visual impact along with colour schemes for the tank and any blast wall.

POLICY SVC 10 : LPG Storage

The siting, size and colour of liquefied petroleum gas tanks and associated constructions will be controlled in accordance with HSE guidance Note CS5 and the County Fire Service's advice note "LPG in Private Dwelling Houses and Bungalows", together with ~~normal development control criteria~~ other plan policies with particular regard to as regards visual impact and traffic safety.

8.4 EDUCATION, TRAINING, AND HEALTH AND OTHER COMMUNITY FACILITIES

8.4.1 Schools and higher education vocational training, libraries, health and emergency services are not District Council responsibilities but the Local Plan can assist in terms of enabling policies or safeguarding potential sites from development. The Council will expect all such development along with other community facilities to be located in direct relation to needs of local communities, concentrated in the Key and Local Service Centres.

8.4.2 The Borough's economic prospects and the dynamics at work in the population will tend to create more demand for such services: In education life-long learning will become more important together with the need for training/retraining to maximise employment potential; pre-school facilities will assist assimilation into full-time education and help release parents (especially single parents) into employment and the development of research and development facilities at the Westlakes Science and Technology Park will improve prospects for the establishment of a University department or outreach college. In terms of health service provision the need is to help maintain a basic level of everyday care for all our communities and encouraging healthy activities through the provision of cycling and walking routes, sports facilities and so on. Demand will generally increase for health provision for older people through the plan period (see ~~3~~4.6.2).

8.4.3 There are 40 primary schools in the plan area and the County Council does not envisage any further major changes to this provision in the foreseeable future. ~~The scale and location of growth associated with the plan's zero net migration population objective does not warrant any significant readjustment. There are 5 secondary schools located at Whitehaven, Cleator Moor and Egremont and Millom. There is one Public School at St Bees. No further institutional changes are planned by the~~

~~County Council and accommodation of the zero net migration scenario would require only minor adjustments. Land is safeguarded for minor extensions to school buildings and facilities through the protection afforded by Policy SVC 13 which includes most playground and playing field space attached to schools.~~

- 8.4.4 The increase in the number of households where both parents are working and the increase in the number of single parent households have highlighted the pressure for nursery education, creches and playschools. ~~The Council will seek to extend provision through Policy SVC 11.~~

~~POLICY SVC 11 : Development for Pre-School Education~~

~~Proposals for the development of or extension to or conversion of suitable buildings for day nursery or childcare premises use by properly organised pre-school playgroups will normally be permitted subject to the requirements of Policy DEV 6 and other policies in the plan.~~

- 8.4.5 Vocational training and retraining needs will increase over the plan period and more particularly in the short term with the projected job losses at Sellafield. The main providers of Further Education and training course in West Cumbria is the Lakes College operating from a campus north of the plan area at Lillyhall. Secondary Schools also provide further education facilities and there are private ... in training schemes. The Council will continue to work with these various bodies and the Cumbria Learning Skills Council. As noted previously there are particular areas of socio-economic deprivation in the plan area and the local provision of a wide range of training/retraining opportunities is regarded as an essential weapon in the fight to improve these circumstances. As regards ongoing career training needs the Council welcomed the establishment of a management training facility based at St. Bees School and is keen to support the educational spin offs from the establishment of the Research Institute at Westlakes Science and Technology Park, particularly in association with the Summergrove Hostel (see 4.2.16). Other similar forms of development for tertiary or Further Education facilities will be supported eg in relation to establishing a "University of the Lakes" as a reality.

~~POLICY SVC 12 : Education and Training~~

~~Proposals for development to provide new or extended facilities for educational or training purposes will be~~

~~permitted subject to the requirements of Policy DEV 6 and other policies in the plan.~~

8.4.6 The creating of a Health Action Zone which includes West Cumbria and a range of other changes to the organisation of health services locally have not solved all our health problems. There are always going to be resourcing difficulties but the Council would wish to see most community needs addressed by local facilities. It opposes any reduction in the provision of health services in the plan area where the reduction cannot be justified by a corresponding decline in the overall local demand for the particular service or services.

8.4.7 The Council is aware that there may be a need to replace the West Cumberland Hospital in the near future. Where proposals for any new or expanded hospital accommodation health centres or surgeries do come forward the Council will expect them to be in locations that are accessible to the whole community. They should be located in close proximity to main bus routes and have parking provision for visitors nearby. Access from bus stops and car parks should preferably be level to facilitate access by people with disabilities and parents with young children.

POLICY SVC 13: ~~Healthcare~~

~~Development for new or expanded hospital accommodation health centres, or doctors', dentists' and other surgeries should normally be located within or on the edge of town centres, or in neighbourhood or village centres. Proposals for such development should incorporate the requirements of Policy DEV 6 and involve sites which are, or can be, served by a range of transport modes.~~

8.4.8 In the area of care for the elderly and infirm Policies HSG 9 and 49 18 of the plan will have relevance whilst the Council is committed to the maintenance and expansion of its Careline and special housing advisory services. It will encourage the further provision of residential and day care facilities (~~see also Policy SVC 16 on Community Centres in this regard~~).

8.4.9 Development associated with other social services for various groups in the local community will be encouraged, especially youth centre facilities. ~~It is expected that the majority of this development will involve existing, dual use premises. All such proposals will be subject to Policy SVC 11.~~

8.4.10 As regards emergency services it is considered that they are sufficiently flexible to be able to cater for the increase in

residential and other development envisaged over the plan period.

7.5 ~~OTHER COMMUNITY FACILITIES~~

- 8.4.11 There are a variety of public halls and other mixed-activity venues including libraries available to community groups throughout the plan area. Where possible the Council has sought and will continue to address shortfalls by a programme of new community centre provision or by making grants available to self-help groups. Town and Parish Councils also play an active and important role in the organisation and maintenance of such facilities. Locations should relate well to the intended catchment and are or can be served by a range of transport modes.

~~POLICY SVC 14 : Community Centres~~

~~Proposals for new or extended community centre provision will be permitted subject to the requirements of Policy DEV 6 and other policies in the plan.~~

- 8.4.12 The Council will encourage proposals suitable for use as studios, workshops and exhibitions and for performances for art, drama, dance, music and other cultural activities or entertainment in appropriate locations and in accordance with plan policies. The involvement of local communities in the arts will be encouraged through the Council's Cultural Strategy and support will be given to local arts initiatives. The incorporation of arts and crafts work in new development will be encouraged through the implementation of Policy ENV 48 38.

~~POLICY SVC 16 : Cultural/Entertainment Facilities~~

~~Proposals for the development of new cultural or entertainment facilities will be permitted subject to the requirements of Policy DEV 6 and other policies in the plan.~~

POLICY SVC 11: Education, training, health and other community facilities

Proposals for development to provide new or extended facilities for the uses prescribed below will be permitted subject to the requirements of other plan policies:

1. day nursery or childcare
2. education or training

- 3. health centres, doctor's, dentist's and other surgeries
- 4. community centres
- 5. cultural or entertainment facilities

All development must involve sites which are related to the needs of the local community and are, or can be, served by a range of transport modes.

8.4.13 The responsibility for cemetery provision is variously shared throughout the plan area. The Council will liaise with other providers to ensure that adequate areas for expansion or new cemeteries are available.

8.5 LOSS OF FACILITIES

8.5.1 ~~The Council recognises that although they are important public halls are but one facet of a local community's social needs. Churches, pPubs, cafes and shops, schools and post offices are often a focus of neighbourhood and village life and should be encouraged as far as possible. Support for such facilities is particularly important to maintain the vitality of rural areas in line with JSP Policy L54~~55. The Council will, therefore, only sanction redevelopment involving such existing uses where appropriate alternative provision is made in the locality or if it is demonstrated to the Council's satisfaction that there is no longer a viable or long term need for the facility. In such circumstances the Council will require evidence that the premises has been marketed as its current permitted use for a period of at least 12 months at a reasonable price or rent and no purchaser or tenant has been found. The Council will give favourable consideration to proposals for dual or multi use of existing premises to maintain community facilities eg "Community Pubs" (incorporating a post office or Internet access facilities).

8.5.2 The Council will also strongly resist the loss of public halls, churches, schools, libraries, health facilities and post offices within the borough's villages.

POLICY SVC 45 12:Loss of Facilities

~~The Council will resist d~~**Development or change of use which would result in the loss of an existing social or community facility, will be resisted where it is satisfied that there is a demand for that facility that is unlikely to be met elsewhere.**

NB: Wording of paragraphs 8.4.12 – 8.5.1 are reordered from paragraphs 7.5.2 – 7.5.4 of the 1st Deposit Version.

8.6 RECREATION AND LEISURE

- 8.6.1 The government's Plan for Sport is a clear statement that sport has a major role to play in terms of quality of life objectives and in achieving a sustainable future. There are social, cultural and health dividends involved in the national programme assisted through Sport England initiatives which locally include the co-ordination of an Active Schools programme, the Cumbria Sports Partnership and most importantly a Sports Action Zone covering Copeland, Allerdale and Barrow.
- 8.6.2 The Sports Action Zone Action Plan (2001 – 2006) and the Council's Cultural Strategy (September 2002) are the principal tools in delivering the government requirements at the Copeland level. The two involve targeting particular sections of the community (like the elderly, disabled and youth), and those wards scoring highest in terms of socio-economic deprivation and health problems. The need is to increase the number, range and access to sports and informal recreation facilities and equally to co-ordinate delivery with Health Action Zone initiatives, community capacity – building, crime prevention/community safety schemes and the extension of employment opportunities through sport. Such an approach is encouraged though RPG Policy ED [C10](#) and JSP L53[57](#)
- 8.6.3 Local plan policies can assist this process in assessing opportunities for sport and recreation provision, identifying suitable sites and safeguarding open space and its access from inappropriate development (PPG 17). Policy HSG 8 (5) is intended co-ordinate the provision of new open space as part of housing development in the plan area. The Tourism Opportunity sites (Policy TSM 2) may provide other opportunities for sports and recreational use by local people and similarly the proposed Action Plans for Whitehaven Pow Beck and Coastal Fringe area; Millom and Egremont (under the Market Towns programme); and work at Cleator Moor as part of the SRB programme will bring forward projects which combine tourism and local recreational benefits. The use of urban fringe and non-sensitive coastal sites will feature in these initiatives together with the need for accessibility for all modes of transport. RPG Policy UR 12 and JSP Policy L54[58](#) help justify the notion of a Regional Park being developed in the Coastal Fringe area of Whitehaven (see Table TS1 para [45.4.7](#))
- 8.6.4 The provision of open space and play areas is aimed at achieving the National Playing Fields Association standard of 2.4 ha per 1000 population. There has not been a comprehensive survey of all the facilities in the Borough since 1995 so this is an area which requires some attention to ensure the target is met. The Council will carry out a full assessment of needs and opportunities of its greenspace, sport and recreation

requirements in accordance with PPG17 as part of the Local Development Framework. Until this is done Certainly there is a need to retain all the existing open space, pitches and play areas. Policy ENV 9 commits the Council to the protection of areas of local landscape within settlement boundaries. There are also areas which are important as regards recreational utility and these have also been identified in terms of Policy SVC 4713 which will be generally applied to prevent any diminution of existing provision. Approval for development involving the loss of sites or facilities will not be given unless a satisfactory replacement is provided. This must be at least as equally accessible, should equal or better the site or facility in area and quality and should be suitable in terms of physical conditions eg topography, drainage. The sites protected by Policy SVC 4713 include a wide variety of community facilities. Quite often they are on the edge of settlements, near open countryside where their contribution to landscape character is distinctly secondary to their recreational or other utility. However, there are such sites which perform a dual role of providing utility and green/wildlife space breaking up an otherwise continuous urban form or which contribute an essential element to townscape or village character. These sites are identified on the Proposals Map under policy reference SVC4713/ENV 9. Since their landscape significance is specific to location their suitability for replacement options is restricted. Replacement will only be considered as an option in exceptional circumstances which will include an assessment of landscape treatments for both the replaced and replacement sites.

POLICY SVC 4713 :Protection of Open Space and Facilities

The most significant areas of public or private recreational and public amenity space are identified on the proposals map. Development proposals which involve the loss of these sites or other community facilities such as parks, play areas, sports fields, school playing fields, allotments, sports halls and village halls will not be permitted unless a satisfactory replacement facility is provided for in terms of size, location, accessibility and suitability for the proposed use unless it can be demonstrated that there is no particular shortfall of provision in the local area.

8.6.5 Within settlement boundaries the Council will generally support proposals for new recreation and leisure development subject to the application of Policy DEV5 6 and DEV 6 7 and other policies in the Local Plan. A number of action programmes for economic regeneration are in place or are being developed in the Borough and the Council will give preference to projects which have a recreation or leisure dividend for the local community.

8.6.6 Some leisure uses, the most obvious of which are golf courses, require large areas of open land and care must be taken to ensure that new proposals do not compromise important landscape or conservation interests. Accordingly, the Council will favour such uses on derelict land or urban fringe situations and will subject proposals for ancillary facilities and buildings to the requirements of Policy DEV 67. Other pursuits, notably motor sports, clay pigeon shooting and air sports may well give rise to noise or other disturbance and should avoid situations close to residential areas. Controls may need to be applied to the frequency of use and hours of operation and good screening will be required. When considering proposals for riding schools or livery stables the main concern will be to ensure that sufficient land and/or buildings are available for horse-riding. If it is intended to use bridleways in the locality contributions towards maintenance costs developers may be sought from developers. ~~required to contribute to their maintenance costs.~~ Contributions may also be ~~required~~ sought to improve highway conditions in the vicinity of any subject site within the terms of Policy TSP 6.

POLICY SVC 4814: New Outdoor Recreation and Leisure Facilities

Proposals for new or expanded outdoor recreation and leisure facilities will normally be permitted subject to the requirements of other plan policies ~~Policy DEV 6~~ and provided that the development would not:

- 1. be detrimental to the appearance of the local countryside or result in the loss of or harm to an area of landscape, wildlife or conservation importance**
- 2. adversely affect the living conditions of local residents or those likely for occupiers of land allocated for residential development in the plan**
- 3. create unacceptable traffic conditions in the vicinity of the site.**

8.6.7 Copeland's countryside is of a very special quality. Two thirds of the Borough lies within the Lake District National Park (ie outside the plan area) and the marginal areas and sections of coast, including the St. Bees Head Heritage Coast, are of exceptional landscape value. There are also many areas of wildlife and conservation significance. Accessibility from the urban areas is fairly easy affording opportunities for walking,

cycling, horse riding, picnicking and quiet enjoyment. However, many leisure developments would be likely to destroy the very tranquillity which makes such areas attractive thus development in the best areas of countryside will be limited only to those facilities such as small car parks and public transport facilities, information panels, picnic areas and toilets which support low-key, informal recreation.

POLICY SVC 1915 :Countryside Leisure and Sensitive Areas of Countryside

Proposals for small-scale leisure developments directly related to the quiet enjoyment of the countryside will be permitted within Areas of County Landscape Importance, the St. Bees Head Heritage Coast and Nature Reserves and adjoining SSSI's and other sites of conservation interest provided they are sensitively designed and sited and would cause no harm to the special character of the area.