

CUMBERLAND COUNCIL
CONSULTATION RESPONSE

Proposal: DISCHARGE OF CONDITION 19 OF PLANNING APPLICATION 4/25/2411/0F1

Address: PLOTS 9 & 12 LECONFIELD INDUSTRIAL ESTATE, CLEATOR MOOR

Reference: 4/26/2276/DOC

Date: 29/09/26

Description: This site consist of two plots on an industrial estate that is being redeveloped. It is not in a conservation area and does not impact any identified heritage assets.

Conclusion: No objection

Assessment:

The palette of external materials looks appropriate to the design and location, and should help create an attractive and distinctive sense of place. I don't have any reason to suspect that the materials will not be durable.

Relevant Policies and Guidance:

National Planning Policy Framework (2026):

Chapter 14. Achieving Well-designed Places

Decision-making policy **DP3(1)** in the National Planning Policy Framework (NPPF) states that "Development proposals should respond to their context (history, character and features of their site and setting)..." This could take place through a range of ways, and not preclude innovation or change where appropriate.

DP3(2): Development proposals should reflect the principles of well-designed places described in Part 1 of the Design and Placemaking Planning Practice Guidance (PPG) (draft)

DP3(3): Development proposals should be refused where they conflict with DP3(1) or DP3(2), or any explicit design standards set out in the development plan (including local policies, guides, codes or masterplans). Substantial weight should be given to compliance with development plan policies when assessing design quality.

DP3(4): Where local design policies are absent or silent, the Design and Placemaking PPG should be used.

DP3(5): Substantial weight should be given to outstanding or innovative designs, so long as they are consistent with surrounding form and layout.

Decision-making policy **DP4(1):** Design quality should be considered throughout the development process, as outlined in Part 2 of the Design and Placemaking PPG (draft).

DP4(2): The local planning authority (LPA) should encourage use of design review and other design tools as appropriate (especially for significant and strategic sites), and take into account its recommendations.

The LPA should also ensure approved plans are clear, and not allow the quality of approved development to materially diminish between approval and completion.

Copeland Local Plan 2021-2038 (2022):

DS6: Design and Development Standards

- All new development must meet high-quality standards of design. This can include:
 - a) Making use of existing buildings where practicable and deliverable, except where these have a negative impact upon the street scene;
 - b) Creating and enhancing locally distinctive places, sympathetic to surrounding context and landscape character;
 - c) Using good quality building materials that reflect local character, sourced locally where possible;
 - d) Contributing towards good health and wellbeing through good design of green spaces and providing high residential amenity;
 - e) Creating layouts that encourage active travel
 - f) Providing safe, accessible and convenient pedestrian routes and safe access for refuse and recycling vehicles.

Sammy Woodford

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