



Marina Village Residential Opportunity Supplementary Planning Document

Table of Amendments to Consultation Draft SPD

April 2025



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 Westmorland and Furness Local Plan



1 Introduction

- 1.1 This document sets out the amendments made to the Draft Marina Village Residential Opportunity Supplementary Planning Document dated August 2024 to form a Final Version of the SPD. Changes are proposed both in light of the responses received during the public consultation undertaken in Summer 2024 and the Habitats Regulation Assessment dated December 2024.
- 1.2 It should be read in conjunction with the Draft Marina Village Residential Opportunity Supplementary Planning Document and the Consultation Statement April 2025.
- 1.3 All of the responses have been considered, summarised and proposed amendments to the document have been prepared in light of the consultation and changes in legislation or factual updates.
- 1.4 These amendments can be summarised as:
 - Factual amendments
 - Updates for clarification
 - Technical amendments
- 1.5 Proposed changes are listed in the table in section 2 where additions are shown in **Bold** text and deletions as ~~striketrough~~ text. The 'notes' column specifies the type of change and where appropriate the consultee or that the change was made in response to the Habitats Regulation Assessment.



2 Table of amendments to Marina Village Residential Opportunity SPD

Page Number	Change or Addition	Notes
Front Cover	Remove 'Draft' Amend date April 2025 August 2024	Factual Update on adoption
2	Remove green box with consultation details	Factual Update
4	National Planning Policy Framework (December 2024)	Factual Update
5	<p>Public consultation on this draft SPD is taking took place during August / September 2024 took place during August / September 2024 for 4 weeks beginning in mid August 2024. Feedback will be reviewed and used to update the document where appropriate. Minor amendments were then made in light of the feedback received and the SPD was It is anticipated that the SPD will be adopted by Westmorland and Furness Council in November, after which it will be becoming a material consideration in decision-making.</p> <p>The process will include consultation included with local people, businesses and key stakeholders, including Natural England, Environment Agency, Associated British Ports and BAE Systems; plus the relevant service areas of the Council, including Education and Highways. Public drop in events will be held in Barrow where you will be able to speak with officers about the project.</p>	Factual update to change tense post consultation.



Page Number	Change or Addition	Notes
7	<p>Timeline updated to reflect completion of HRA.</p> <p>Additional text Government proposals to amend the National Planning Policy Framework will result in changes in the method for calculating housing need and increase the target for housebuilding in Westmorland and Furness very substantially.</p> <p>The updated National Planning Policy Framework, published in December 2024, sits alongside other changes to the planning system. This includes changes to the method for calculating housing need, which will result in a substantial increase to the minimum number of new homes required in Westmorland and Furness.</p>	Factual Update
12	<p>Page 12, under “Key Constraints”, amend as follows: Manage the development of new residential alongside current and future operations at Barrow Port.</p>	In response to Associated British Ports
13 / 32	Change ‘Abbotsvale Surgery’ to ‘ Bridgegate Medical Centre ’	Typographical error
15 Column 1 Para 1	<p>The majority of the site is located in Flood Zone 1 according to the Environment Agency Flood Zone maps with small areas of the site falling into Flood Zones 2 and 3 and ‘Areas Benefiting from Defences’.</p>	Factual Update in response to Environment Agency



Page Number	Change or Addition	Notes
15 Column 1 Para 2	Amend page 15 Flood Risk, Column 1 paragraph 2: The site is not at risk from tidal flooding, though the coastline could will be subject to sea level rise in the future. Assessment of tidal flood risk will have to assess sea level allowances as a result of climate change. Westmorland and Furness Council have embarked on a Level 1 SFRA study. The SFRA will include information on tidal flood risk and provide a more accurate picture of Tidal Flood Risk and Sea Level Rise and this should be taken into account in the development of the site.	In response to Environment Agency
15 Column 2 Bullet 2	Amend text bullet 2: Opportunity for use of Sustainable Urban Drainage and through design of landscape features to mitigate impacts of flooding to manage surface water and surface flood risk on the site in a sustainable manner. Explore opportunities to futureproof development against flooding/ sea level rise	In response to Environment Agency
15	New Bullet – Key Constraints • Proximity to European sites and avoidance of impacts to qualifying features such as waterfowl and habitats, particularly as a result of recreational disturbance.	HRA Update
16	RAMSAR to Ramsar	HRA Update
16	New Bullet – Key Constraints • Open Mosaic on Previously Developed Land Priority Habitat present within the site	HRA Update



Page Number	Change or Addition	Notes
16	<p>Add to Landscape & Ecology list in column 1</p> <ul style="list-style-type: none"> • Duddon Estuary Ramsar site • Duddon Estuary SSSI • Salthouse Pool County Wildlife Site 	Factual Update
17	<p>Amend Existing Water Services list in column 1</p> <p>The water services for the site are provided by United Utilities. The site contains one existing water main which is A large rising sewer that operates under pressure passes through the site, routed down Cavendish Dock Road from Salthouse Road and follows the direction of the road through the site. United Utilities will not allow building over of their assets, including any changes in levels on top of such assets, without prior agreement.</p>	In response to United Utilities
17	<p>Add to Accessibility list in column 3 (constraints)</p> <ul style="list-style-type: none"> • Uninterrupted access to the Port Estate would be required whilst the re-routing works at Cavendish Dock Road take place. • Measures will be needed to ensure that unauthorised access to the Operational Port is discouraged, taking account of the potential increase of road users, pedestrians and cyclists as a result of development in this location. 	In response to Ørsted
18	<p>Amend sixth bullet (opportunities)</p> <ul style="list-style-type: none"> • Opportunity to provide continuous access along Buccleuch Dock Quayside as part of the England Coast Path. 	In response to Open Spaces Society / Ramblers Lake District Area



Page Number	Change or Addition	Notes
19	Page 19, Amend the Vision as follows: “A high quality, well designed waterfront neighbourhood set along Barrow’s active historic docks, it will offer a new, contemporary housing choice within walking distance of Barrow Town Centre. Set within a sustainable network of vibrant and natural spaces, which support well-being, active travel and a great quality of life, it will offer homes where you can set down roots. A place where heritage, nature, community and landscape connects to Barrow’s industrial future , and thrives.”	In response to Associated British Ports
20	Development Objective 3 additional text and multiple surrounding natural assets,	HRA Update
20	Amend Objective no.7 ...multi-functional green and blue and spaces...” and “...energy and water efficient homes...”	In response to United Utilities
20	Amend Objective no. 8 Respect and enhance local heritage within....	In response to Historic England
20	Additional Objective no.10 Embed the principles of social value to ensure additional outcomes from the delivery of the development which provide social and environmental benefits, improve skills and educational outcomes for residents, whilst broadening opportunities and supporting the local the economy.	In response to Furness Locality Board & Individual
21	NPPF (20234)	Factual update



Page Number	Change or Addition	Notes
23	Biodiversity section amend to: should must be applied for development that may result in significant harm to biodiversity. Development should must conserve and enhance biodiversity features, and proposals for development should be submitted with landscaping proposals... Delete as reference in replace with and Add N1, GI2, GI3	Clarification/HRA Update
24	Heritage & Healthy Communities Add N1	HRA Update



Page Number	Change or Addition	Notes
25	<p>Public Health</p> <p>Public health is about preventing disease and helping people to live healthier and longer lives by providing the information and support they need to do this.</p> <p>The Council is responsible for a range of local public health activities such as supporting NHS health checks, assisting drug and alcohol treatment services, providing public health support and advice to Cumbria's new Clinical Commissioning Group, developing ways to help reduce childhood obesity, and working with Cumbria's new Health and Wellbeing Board to develop joined-up solutions to some of Cumbria's long term challenges. Active Cumbria work on behalf of the Council to increase levels of physical activity in communities.</p> <p>The most recent strategic guidance on public health should be referenced in the design of new development to support the delivery of healthy and inclusive communities.</p> <p>Public Health is defined as the science and art of preventing disease, prolonging life, and promoting health through the organised efforts of society. The Council public health function works closely with local NHS organisations, public and private sector and the community voluntary faith sector to inform local support for residents. Public health leadership, on behalf of the Health and Wellbeing Board, for the development of the Joint Strategic Needs Assessment and Joint Local Health and Wellbeing Strategy is a key role in developing place-based solutions to improve health and wellbeing.</p> <p>Supporting the development of healthy places is an essential public health function within the Council. Implementing a Health in All Policies approach means that Council decisions should give consideration to their health impact. Health and wellbeing are greatly influenced by the environment in which we live, work and play and therefore all planning decisions should consider the impact on health and wellbeing. Local and national needs assessments, policy and strategic guidance related to public health will be referenced in the design of new developments to support healthy and inclusive communities.</p> <p>Relevant national and local policy and guidance includes:</p> <ul style="list-style-type: none"> • Planning for healthy places: a practical guide for local authorities on 	Factual update



Page Number	Change or Addition	Notes
29	<p>MV2: Land Use – Ecology</p> <p>As a secondary measure, additional suitable locations should must be identified to achieve the remaining 10% net gain requirements off site.</p>	Clarification
30	<p>Under the Utilities and Energy section of MV2, added:</p> <p>The water and wastewater assets of United Utilities must be considered in the proposals for the site including any remediation / engineering works.</p> <p>A foul and surface water strategy will be required.</p>	In response to United Utilities
33	<p>Criterion to MV4, added:</p> <p>The design of any open space will need to have regard to existing utility services. The detail of any open space design will need to be agreed with the relevant utility undertaker. For example, the details of any planting near to utility assets or any changes in levels on top of utility assets.</p>	In response to United Utilities
35 Above MV5	<p>Opportunities should be made to connect with national walking and cycle routes including the King Charles III England Coast Path (KCIIIIECP) National Trail.</p>	In response to Natural England
35	<p>MV5 Bullet 3.</p> <p>Additional managed access points for pedestrians and cyclists</p>	HRA Update
35	<p>MV5 Additional criterion added.</p> <p>6. The detail of any accesses / roads that cross utility assets will need to be agreed.</p>	In response to United Utilities



Page Number	Change or Addition	Notes
36	<p>Amendment to the third paragraph</p> <p>Liaison with statutory undertakers will be required to ensure the existing utilities and easements that cross and surround the site will need to be are carefully considered and integrated as part of a streetscape / public realm / open space network.</p>	In response to Network Rail
36	<p>Amend MV6 as follows:</p> <ol style="list-style-type: none"> 1. The masterplan and development parcel should be prepared in consultation and agreed with utility providers..." "...to support residential development. Foul and sustainable surface water arrangements will need to be agreed in full and as part of a strategy for the whole site. 2. ...Future development will confirm the required easements to existing utility infrastructure and ensure ease of access and maintenance when required. Agreement on any approach to construction / engineering / remediation works, in the vicinity of utility assets will need to be agreed with the relevant undertaker. 4. A comprehensive foul and surface water Drainage Strategy that sets out a full assessment of surface water hierarchy must be prepared for the site, and agreed by the Council prior to its implementation. 5....,and gigabit capable broadband. 	In response to United Utilities/HRA Update/Connecting Cumbria
41	<p>Amend 7th paragraph:</p> <p>However, encouraging sustainable trips linked to local every day and recreational activities should be encouraged through the delivery of high-quality pedestrian and cycle infrastructure and green routes.</p>	In response to Open Spaces Society



Page Number	Change or Addition	Notes
42	Amend MV7, point 1: To promote non-car movements, a quality network will need to be provided, including the delivery of green routes.	In response to Open Spaces Society
42	MV7, after point 10 add additional point: Enhance the amenity of the England Coast Path through the site.	In response to Open Spaces Society
43	Amend third paragraph: The site also sits adjacent to a statutory designated sites of ecological importance and Nature Conservation Area and a careful response to the ecological sensitivities of the site and surrounding context should be integral to the masterplanning approach, through development setbacks and buffering, to protect and enhance ecological and biodiverse environments, as part of a holistic place-led response. The site is also in close proximity to three statutory designated sites of international importance and includes a Nature Conservation Area. A careful response to the ecological sensitivities of the site and surrounding context is integral to the masterplanning approach, through methods such as development setbacks and buffering, to protect and enhance biodiverse environments, as part of a holistic place-led response.	Clarification in response to Friends of the Lake District/HRA Update
43	Additional sentence The mitigation hierarchy and the Council's Biodiversity and Development SPD must be applied to development that may result in significant harm to biodiversity.	HRA Update



Page Number	Change or Addition	Notes
43 & 44	<p>Re order of principles to group ecological and landscape principles together add additional text and 3 additional bullets for clarity</p> <ul style="list-style-type: none"> • Development will need to respond appropriately to the ecological sensitivities of the statutory designated sites and establish a well-defined and managed landscape buffer / setback between development edges and areas of sensitive ecological habitat within the Nature Conservation Area. • The ecological buffer spaces should function to control and guide pedestrian access through the Nature Conservation Area by limiting pedestrian movement to designated paths only. Further ecological survey and assessment will be required to determine the suitability of any future pedestrian links through the Nature Conservation Area. • A Habitats Regulations Assessment informed by early engagement with the Local Planning Authority and statutory consultees. Contemporary ecological surveys will be required to assess the baseline in terms of protected site qualifying features and recreational disturbance and enable the impacts of the project to be assessed. Ecological surveys are likely to include bird surveys, bird disturbance assessments, aquatic plant surveys, and invasive species survey, although this list is not exhaustive. A site specific Construction Environmental Management Plan (CEMP) will also be required. • Create a 10% increase in Biological Net Gain associated with the development, including enhancement of the Nature Conservation Area. • Retain existing tree planting along the northern extent of the site as far as possible. • Ensure consideration of the priorities of the Cumbria Local Nature Recovery Strategy and associated local habitat map when creating and enhancing habitats. • Implementing good lighting design to balance safety requirements and reduce impacts on nature. 	HRA Update and Clarification to include explicit reference to statutory designated sites / in response to Friends of the Lake District



Page Number	Change or Addition	Notes
45	<p>MV8 Additional Bullet and amended text</p> <ol style="list-style-type: none"> 2. The landscape buffer should be designed to prevent pedestrian crossing into the Nature Conservation Area. and be sufficient to protect the wider ecological network for nature recovery. 4. Provide a coherent strategy to manage disturbance to the adjacent statutory designated sites as a result of both onsite and off-site recreational activities by residents. 5. Surface water management features e.g ponds, wetlands, swales should will be designed and managed to support favourable conditions for habitats and species. flora and fauna habitat opportunities. 6. The design and masterplanning of the site must make space for multi-functional surface water management features integrated with the landscaping for the site. The design should include ‘on plot’ and ‘off plot’ features e.g. ponds, wetlands, swales, permeable surfacing, rainwater gardens etc which should be designed to support favourable flora and fauna habitat opportunities. 7. Use of locally appropriate native planting species... 	HRA Update/ In response to Natural England and United Utilities
46 Paragraph 1	<p>Amend paragraph 1 page 46: ...comprising of features such as swales, raingardens, wetlands and ponds and attenuation basins in consultation with relevant statutory bodies.</p> <p>Open spaces across the masterplan site can also facilitate SuDS features and below ground drainage facilities as required. Consideration should be given to the maintenance and renewal of new and amended drainage features to ensure longevity and mitigate against risk of flooding elsewhere.</p>	In response to Environment Agency & Network Rail



Page Number	Change or Addition	Notes
46	<p>Amend MV9:</p> <ol style="list-style-type: none"> <li data-bbox="533 368 1659 740">1. Development should be planned in a way that restricts surface water run off into existing water systems, as part of a site wide Flood Risk and Water Management Strategy. Surface water must be discharged in accordance with the surface water hierarchy. The sustainable drainage shall be multi-functional, in accordance with the four pillars of sustainable drainage, in preference to underground piped and tanked storage systems, unless there is clear evidence why such techniques are not possible. The sustainable drainage must be integrated with the whole of the landscaped environment and the strategy for biodiversity net gain. <li data-bbox="533 804 1697 1091">2. A variety of SuDS features should form positive and integrated features as part of the wider landscape strategy for the site, providing ecological benefits, providing habitat for local flora and fauna. The wider landscape strategy for the site should include a variety of positive and integrated SuDS features that provided ecological benefits and habitats for flora and fauna. e.g. ponds, wetlands, swales, permeable surfacing, rainwater gardens, tree pits, bioretention areas etc. <li data-bbox="533 1147 1592 1219">3. Opportunities to include green roofs and grey water recycling should be explored <li data-bbox="533 1262 1675 1418">5. The foul and SuDS strategy should will be holistic, covering the whole of the site to ensure a comprehensive solution. A co-ordinated approach to any pumping will be required which avoids a proliferation of pumping stations. <li data-bbox="533 1482 1688 1596">6. Any Surface Water Discharge into Buccleuch Dock needs further investigation and engagement with stakeholders. will need to be prepared in consultation with stakeholders and include a treatment train that 	HRA Update and United Utilities



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47 & 48	Example Images to be added to table	Clarification
49	<p>Amend MV11 point 4 to: Microgeneration of renewable energy through the installation of Photovoltaic (PV) Panels and associated battery storage should be incorporated.</p> <p>Add new point 9. Ensuring proposals incorporate water efficiency measures. All new dwellings must achieve, as a minimum, the optional requirement set through Building Regulations Requirement G2: Water Efficiency or any future updates. All major non-residential development shall incorporate water efficiency measures so that predicted per capita consumption does not exceed the levels set out in the applicable BREEAM 'Excellent' standard.</p>	In response to Friends of the Lake District and United Utilities
52	<p>MV12 Planning Application Requirements</p> <ul style="list-style-type: none"> • Biodiversity & Development Supplementary Planning Document 	HRA Update



Page Number	Change or Addition	Notes
53	<p>MV13 Infrastructure Requirements</p> <p>First sentence add pre-application discussions with the Council and Statutory Consultees</p> <p>Replace Paragraph If it is determined that viability and deliverability concerns are justified, consideration will be given to reappportioning contributions or seeking revision to the proposal. Regard will be had to the most important agreed priorities and outcomes, ensuring that the proposal suitably and sustainably integrates with local communities and services.</p> <p>If it is determined that viability and deliverability concerns are justified, consideration will be given to reappportioning contributions or seeking revision to the proposal. In consultation with statutory consultees, regard will be had to the most important agreed priorities and outcomes, ensuring that the proposal suitably and sustainably integrates with on and off-site biodiversity features, local communities and services, taking account of current national and local planning policies and legislation and any site specific requirements necessary to make the development acceptable.</p>	HRA Update