

Green Swallow North Limited
Job No 1092
Rev B 29/03/2021

Client : ASTIME PROPERTIES LIMITED
Proposed Housing Development, Low Road, Whitehaven

PLANNING STATEMENT

This Planning Application is to allow renewal planning consent reference :-

4/15/2007/0F1 RESIDENTIAL DEVELOPMENT (107 DWELLINGS)
LAND AT LOW ROAD, WHITEHAVEN
Astime Properties Ltd

This planning application was approved on the 5 December 2016 with an expiry within three years this being 4 December 2019.

The applicant has been working on the discharge of planning conditions prior to commencement of the scheme on site and this has been completed in full discussion with Copeland Planning Department. It has recently been confirmed through site investigation works that the off site surface water culvert originally proposed is in part collapsed and being on third party land cannot be relied upon as the method of discharge the attenuated surface water into Pow Beck.

The application is now altered to address previously raised queries in relation to the surface water design, attenuation and county highway design comments which have new guidance since the original planning consent.

The new scheme has a reduced density of 99 units with access position remaining as previously. The scheme design is now compliant with Manual for Streets and the FRA updated to current criteria.

A variation to the original Planning Conditions were amended in August 2019 under planning reference 4/19/2105/0B1, it is anticipated that this wording will be re-used on the issuing of the new planning consent.

It is acknowledged that S106 Agreement dated 30 November 2016, will be re-drafted to suit the revised dates involved with this application and updated to current NPPF planning law.

It is proposed as part of this scheme 12 affordable housing units will be included in line with the original consent these will be Plots 60 -71 to the South of the site. These houses will be all two bedroomed properties. The tenure mix is to be agreed but assumed this will be split equally between shared ownership and rental.

