

Land off Uldale View, Egremont

Design and Access Statement



Full Planning
Application for
164 Dwellings
and Associated
Infrastructure,
Open Space,
Access, Highways
and Drainage



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Design by Pod for Gleeson Homes

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Full Planning Application for 164 Dwellinghouses and Associated Infrastructure,
Open Space, Access, Highway and Drainage

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1.0 Introduction

1.01 This Design and Access Statement (D+AS) has been prepared by **Design by Pod** and accompanies a detailed planning application (DPA) for the development of 164 new homes together with open space and associated infrastructure. Policy H5PU of the emergent publication draft version of the Copeland Local Plan (CLP) 2021-2038, 'Housing Allocations',



Detailed planning application site boundary extents marked onto aerial photograph (Google Maps).

proposes allocation for residential development of an area coincident with the main body of the submitted DPA boundary; this referring to an indicative yield of 141 dwellings for the site.

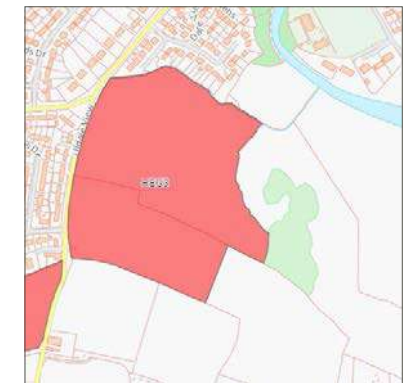
1.02 It is important to note from the outset that Cumberland Council is a new unitary authority formed following local government reorganisation on 1st April 2023 and comprises the former Allerdale, Carlisle and Copeland District Councils. The DPA site was previously located in the administrative boundary of Copeland District Council. Proposals are submitted in direct response to site specific allocation HEG3, with earlier references in the September 2020 'Copeland Housing Allocation Profiles', noting that the *'site is bounded to the north and west by residential properties and open countryside to the south and east'*, but also, importantly, that:

- The site would require a secondary access or EVA and consider the impact of on street parking and lack of easterly footway along Uldale View
- The site is within a high ground setting which helps define the character of the town, development should therefore be sensitive to this and appropriate for its setting
- The open character of the eastern section of the site should be retained, along with existing hedgerows, where possible
- The development should avoid creating a harsh settlement edge.

1.03 The submitted scheme is considered to respond sensitively to its surroundings and will, upon completion, offer an inherently appropriate response to site and context. As such, proposals take fully into account limited local hedgerow

and other landscape features, offering careful consideration of site topography, sensitive edges, and the amenity of adjacent development through the introduction of substantial areas of new open space alongside further pockets of new planting - particularly to key development

margins. Several new hedgerows, street trees and marginal areas accommodating wildflower planting, footpath links and equipment for low level play (and rest with rocks proposed for seating etc.) also add value, whilst carefully selected and congruently elevated homes comprising render and a variety of attractive brick types, then pick up on the materiality, form and detailing of the local built environment. As a further driver of design, proposals also look to retain existing landform as far as possible, whilst at the same time introducing new features of merit (including several attractive SUDS features) that will



Site allocation HEG3 as highlighted within Policy H5PU in the emergent CLP 2021-2038



View north from the existing field access. Existing dwellings around Daleview Close and rear gardens to homes around Dale View Gardens are visible to the centre and east



Panoramic view looking west towards Uldale View from within the site. Existing homes around Bookwell and Uldale View are each clearly visible. Significant elements of the existing hedgerow shall remain in situ with frontage development served form roads and private drives internal to the scheme



Existing waymarked cycle routes are easily accessible across the wider area

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add value to the environmental quality and biodiversity of both the application site and wider local area.

- 1.04
- Current proposals, as submitted in response to draft CLP policies H5PU and site specific allocation HEG3, will deliver a range of high quality, high specification homes for the local community - these situated in a highly sustainable location. New dwellings shall range from 2 bed to 5 bed homes and will allow for movement through the housing market, with units appealing to a wide section of buyers, whilst also offering a development that responds well to local housing need - proposals incorporating provision for 16 affordable homes (all 2 or 3 bed dwellings).
- 1.05
- Importantly, this D+AS is accompanied by both a Detailed Site Layout Plan (DSL) ref: 73D-MJG-100 Rev E) and further comprehensive suite of drawings which together illustrate how Gleeson Homes propose to develop the Land off Uldale View site. Alongside proposed dwellings, the scheme also includes a range of landscape and boundary enhancement measures including the planting of native species, broad-leaved trees, informal grassland areas, riparian planting around the proposed SuDS ponds and undeveloped areas to the east, mixed native species of new hedgerow and finally, on-plot domestic garden / semi-ornamental tree and shrub planting.

The Land off Uldale View Site

- 1.06
- The detailed application area measures 7.79 hectares / 19.24 acres and comprises two agricultural fields, planted during 2022 with arable cereal crops and bound by mature, heavily managed species poor hedgerows to its westerly, southern and eastern boundaries, and tall ruderal vegetation present to both field margins. A ditch / narrow beck defines

easterly elements of the site's northern boundary, with dense scrub, deciduous woodland, scattered trees and tall ruderal vegetation present along the watercourse's bank side areas.

- 1.07
- Located in a fairly elevated position at OS Grid Reference NY 007 / 100, and at a higher level than central areas of Egremont lying to the north, the site is bound by Uldale View, Bookwell and gently rising generally 20th Century former Local Authority and market residential areas to the west; further late 20th Century residential dwellings around Dale View Close and Dale View Gardens to the north (generally defined by low quality enclosures to rear gardens), and then agricultural land uses and open countryside to both the south and east. The River Ehen (into which the abovementioned ditch / narrow beck flows), is designated as a Special Area of Conservation (SAC) and flows north-south approximately 150m to the east of the site at its closest point.
- 1.08
- From a high point of approximately 60m at both the centre of the site and its south-westernmost corner (opposite the distinctive Victorian residence 'Parkfield'), the application area then slopes downwards to the north-east towards the River

Ehen and a low point of approximately 40m close to the narrow beck / watercourse alongside the site's north-easterly boundary. Levels of around 55m are then found to the site's eastern boundary, 52m to the south-east and then 52m to the site's north-westerly margins alongside homes that define the southern margins of Dale View Close. Beyond the site's eastern boundaries, landform drops steeply across westerly slopes associated with a discreet valley containing the River Ehen.



View highlighting the narrow beck located to the site's north easterly margins

- 1.09
- With no tree cover across the main body of the DPA area itself, a distinctive and in parts relatively dense east-west hedgerow boundary with a rubblestone / kest-like base, currently forms a key feature - this forming the defining boundary that separates the site's two existing agricultural fields.

The Need for a Design and Access Statement

- 1.10
- This D+AS intends to provide justification for the layout,



Beyond the site's eastern boundaries, landform drops steeply across westerly slopes associated with a discreet valley containing the River Ehen.



Panoramic view looking west towards Bookwell and north towards existing dwellings around Daleview Close and rear gardens to homes around Dale View Gardens. View taken from higher land at roughly the centre of the northernmost of those two fields that make up the wider DPA boundary. In culvert further weest, a ditch / narrow beck defines easterly elements of the site's northern boundary, with dense scrub, deciduous woodland, scattered trees and tall ruderal vegetation present

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appearance and overall amount of development proposed, showing how the scheme - having moved through a thorough process of design assessment, involvement and careful evaluation - will fit into, complement and improve existing patterns of land use, movement and access.

1.11 As such, the document has been prepared to accord with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015. Guidance in this and other relevant documents (including the now historic CABE guidance ‘Design and Access Statements - How to Write, Read and Use Them’), outlines that any D+AS should explain the design thinking behind a planning application – highlighting key principles and concepts that have informed proposals, showing also how access has been dealt with and incorporated across proposals.

1.12 Urban design is the art of making places for people. It considers the connections between places, movement and urban form, the natural and built fabric, and processes for ensuring successful new development. Good design can help achieve memorable places with their own distinct character

that contain streets and public areas that are safe, accessible, pleasant to use, and human in scale. Successful design is dependent upon achieving an appropriate relationship between development objectives, development form and a positive response to local conditions. Gleeson Homes firmly believe that these factors can be successfully interpreted



Typical Egremont townscape with stone buildings often over-rendered and framed by low stone walls to the street



Egremont town centre and notable planting / street trees etc.

in new development responses without inhibiting the use of new materials, technology, or the needs of future occupants.

1.13 In formulating proposals for the site, the design team have sought to recognise cues provided throughout Egremont and surrounding rural villages; these ranging from architectural styles, materials and colour, boundary treatments, building types, public realm, space around buildings and garden sizes.

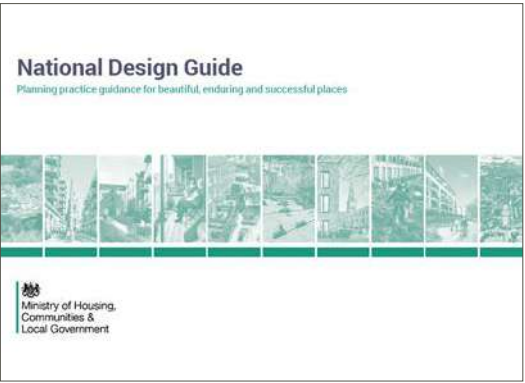


Vernacular red brick cottages dating from the Victorian period

Key Policies and Guidance

1.14 It is considered that through a sensitively designed scheme, proposals will provide the optimal solution for the site and surrounding area - according fully with Government objectives for sustainable development and the promotion of inclusive, sustainable and vibrant communities. As highlighted at Paragraph 126 of the July 2021 National Planning Policy Framework (NPPF);

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”



National Design Guide

1.15 The D+AS is also fully cognizant of sections 11 (Making Effective Use of Land) and 12 (Achieving Well-Designed Places) of the NPPF which each underline and reinforce the role of design in the planning system as

does the 2019 National Design Guide which recognises that:

“Well-designed places influence the quality of our experience as we spend time in them and move around them. We enjoy them, as occupants or users but also as passers-by and visitors. They can lift our spirits by making us feel at home, giving us a buzz of excitement or creating a sense of delight. They have been shown to affect our health and well-being, our feelings of safety, security, inclusion and belonging, and our sense of community cohesion.”

before outlining 10 characteristics of a well design place - these each neatly summarised in the diagram below. Each of these key characteristics are touched upon throughout remaining sections of the D+AS.

Design and Access Statement Structure

1.16 In line with good practice and requirements, this D+AS is arranged into several key sections, as set out below:

- **Site Analysis and Context** - including summary info'



National Design Guide - the ten characteristics of a well designed place

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relating to the site's planning context (Section 2.0),

- **Design Development and Key Principles** - scheme formulation and iteration, opportunities and constraints analysis. Dialogue with third parties (Section 3.0),
- **Use, Amount and Mix** - the appropriateness of a residential response. Proposed development quantum, mix, density patterns etc. (Section 4.0)
- **Layout and Character Areas** - site-wide considerations and detailed assessment of the DSLP (Section 5.0)



Main Street, Egremont characterised by street trees

- **Development Scale and Privacy** - detailed references to storey heights, local amenity etc. (Section 6.0)
- **Landscaping and Open Space** - summary of proposed open spaces, key boundaries, planting, mitigation and biodiversity etc. (Section 7.0)
- **Appearance** - proposed architectural response and

materiality (Section 8.0)

- **Energy Efficiency and Resource Conservation** - sustainability, climate change, drainage (Section 9.0)
- **Access, Movement and Connectivity** - vehicular and pedestrian networks. Proposed movement hierarchies (Section 10.0)
- **Summary and Conclusions** - (Section 11.0)

1.17 Although the main body of this D+AS is arranged into the several abovementioned sections; several topics and issues are highly interrelated and as a result are sometimes referred to within and across other sections of the document.

Gleeson Homes – Approach

1.18 The design team assembled for this project have worked with Gleeson Homes on a number of previous projects and each has extensive experience in their respective field of expertise. There is a close working relationship between team members with a solutions-based ethos geared towards the effective delivery of quality housing to the widest possible spectrum of

potential homebuyers. Gleeson Homes have the infrastructure and experience to execute their own developments with well-resourced, technical, sales, design and construction teams.

1.19 Proposals have not been developed in isolation. The site's surrounding context, nearby villages, rural communities and the wider context, have each been carefully considered in order that any new development will integrate effectively within Egremont to eventually become a vital new neighbourhood – a development which positively enhances the area.



Panoramic view taken from a point alongside the site looking south along Uldale View (left), west towards bungalows along Bookwell and north



Looking west along across to Uldale View. As noted through out commentary above, the site rises above existing road levels. The proposed development response leaves the existing hedgerow and this small section of stone walling in situ



Longer range view looking back to the site from a location alongside the A595 near its junction with a small lane running to Carleton. Parkfield is visible as are elements of the 2no existing fields that together make up the main HEG3 allocation and DPA area. Considerable offsets from the site's eastern boundary and new planting will assist in grounding new development though development will also be contained by and generally sit below existing development south of the town

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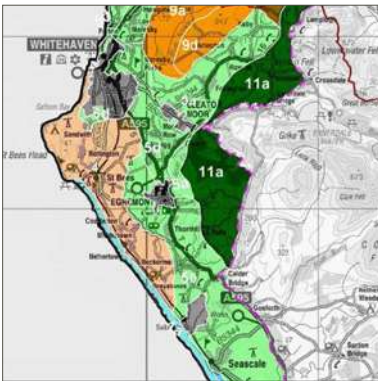
2.0 Site Analysis and Context

- 2.01** The proposed development area is located at National Grid Reference NY 007 / 100 and lies towards the southern edge of Egremont (approx' 40 miles south west of Carlisle) and is bound to the west by Uldale View, residential dwellings around Dale View Close and Dale View Gardens to the north and agricultural fields and countryside to the east and south. The River Ehen flows north to south approximately 150m from the site's eastern boundary.
- 2.02** The DPA site lies within a lowland landscape, this forming a narrow belt between coastal upland fringes to the west and

high fells of the Lake District to the east - the area in turn forming part of the 'Low Farmland' sub-type (5b) as identified within the Cumbria Landscape Character Guidance and Toolkit. This wider 'Low Farmland' landscape extends east beyond the A595; west to the B5345, and south-eastwards to Beckermest, with the areas' key characteristics including an undulating and rolling topography with relatively intensely farmed agricultural pasture; this arranged into fields that are generally quite large and most often broadly rectangular. Patchy areas of woodland provide contrast to areas of pasture, whilst closer to the site, woodland is generally less common

built development found in close proximity to it, including adjacent residential areas to the west and north, buildings on the Bridge End Industrial Estate adjacent to the River Ehen and the A595 road on the east side of the Ehen valley.

- 2.04** As a key part of the DPA's assessment and design phase, Westwood Landscape were appointed to undertake an appraisal of landscape and visual effects following

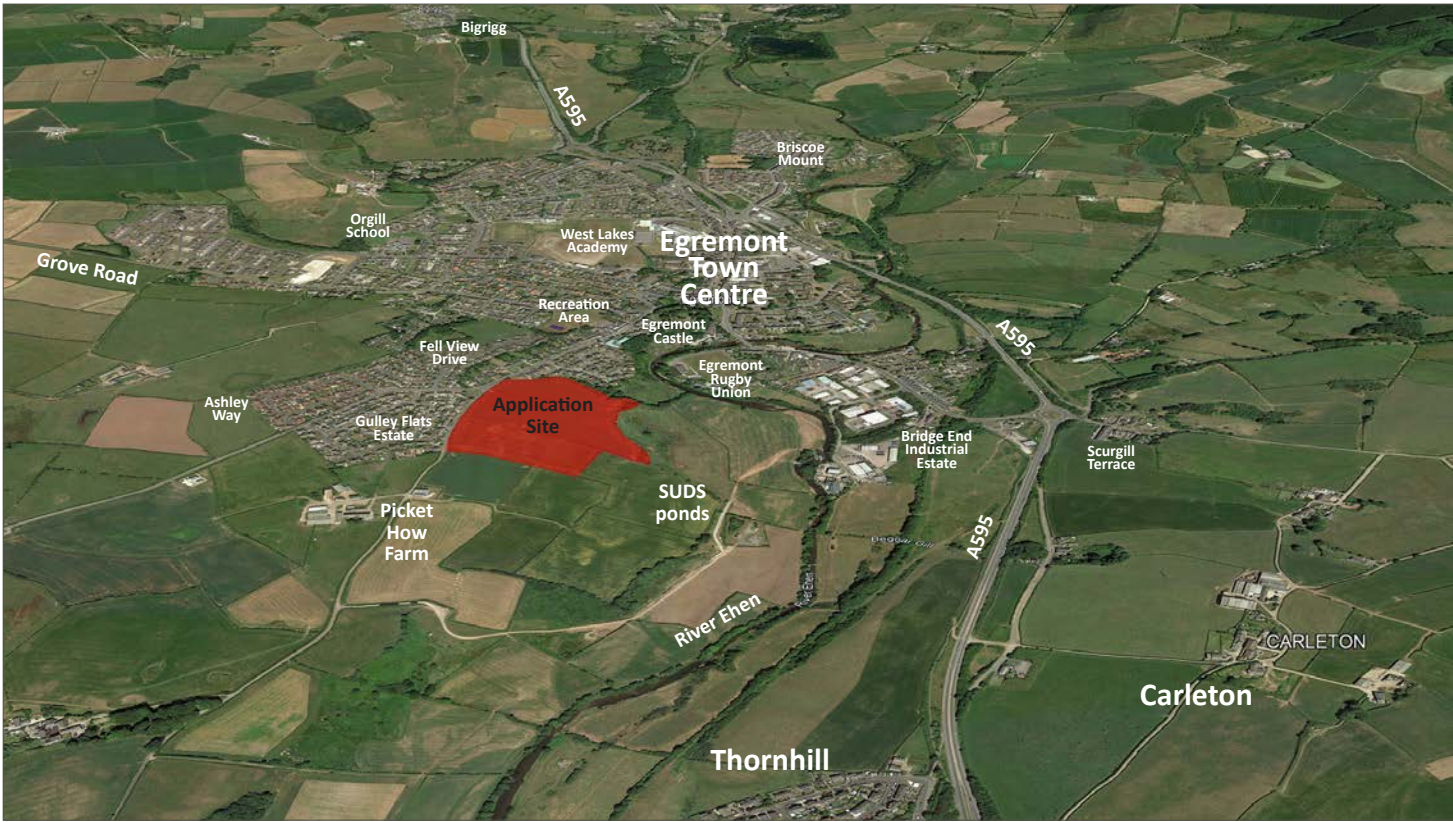


Reduced extract from the Cumbria Landscape Character Guidance and Toolkit

development of the site. Their submitted LVIA acknowledges the site will be visible from some areas east of the River Ehen including pockets within the settlements of Carleton and Thornhill (below) and along some parts of the A595 road corridor (left) which in turn is aligned with the east side of the Ehen valley. The development will also be visible in more distant views from



A zoomed, longer range view looking back to the site from a location alongside the A595. The site comprises the 2no green fields to the centre of the view and to the right (north) of the recently ploughed field alongside 'Parkfield'



Aerial photograph highlighting key local land uses, transport routes, town centre features and facilities and landscape character - Google aerial image

as the landscape extends westwards to reach the coast. Across the area, hedges, hedgerow trees and fences create field boundaries which criss-cross up and over the rolling landscape.

the Lake District Fells at Cold Fell. Importantly, intervening topography and development generally restrict views to site from the north and from Egremont Castle.

- 2.05** It is important to note in this context that proposals highlighted across the DSLP and associated suite of drawings ensure that a significant part of particularly eastern margins of the site would remain as landscape, including retained woodland, scrub and hedges. Landscape mitigation measures including the planting of native trees, shrubs, new native hedgerows,

- 2.03** A key determinant of site character also derives from the



View looking north towards the site's southern edge from Thornhill. The site lies beyond the brown, recently ploughed field to the centre of this image

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ornamental hedges and shrubs, wildflower grassland and new SUDS ponds (with their native marginal planting) will also each help integrate the development as they mature and reduce its potential landscape and visual effects. These measures will also enhance local biodiversity generally, and the local wildlife value of the site in particular.

Site Description and Key Characteristics

2.06 The DPA site comprises a total area of 7.79 hectares / 19.24 acres and, as noted in Section 1.0 above, comprises 2no agricultural fields separated by a key east-west hedgerow with a rubblestone / kest-like base - a key feature that shall be retained post-development (see image far right). The full site is then bound by further species poor hedgerows with tall ruderal vegetation generally present to several field margins. A culverted watercourse emerges as a narrow beck alongside the site's north-easterly boundary, where attractive clusters of trees, herbaceous groundcover species including bluebell and anemone and taller ruderal vegetation are each present within bank side areas. The watercourse then flows east across the site and off site to join the River Ehen.



Reduced extract from Ascerta's Phase One Habitat Survey drawing P1723.22.1

2.07 Key habitats are recorded in Ascerta's Ecological Appraisal (submitted as part of the DPA), the most notable of which are marked on their submitted drawing P1723.22.01 (reduced extract below left) and highlighted in bullet points below:



Trees and herbaceous groundcover alongside the narrow beck to the site's north easterly margins

- Scattered trees are present to the north of F2 and are predominantly sycamore species
- Species poor hedgerows comprising hawthorn and occasional ash trees border the entire site.
- Tall ruderal vegetation is present throughout the margin of both fields and include willow herb, common nettle and horsetail.

2.08 There are no scheduled monuments, listed buildings or designated heritage assets located across the DPA area or immediately adjacent to its boundary. Furthermore, there are no statutory nature conservation designations or tree preservation orders on trees on or adjacent to the site. Hedges bounding the site are generally species poor containing a low diversity of woody plant species. on this basis, Westwood Landscape's LVIA confirms that "...the site is judged to be generally of low natural heritage value".

Urban Context and Local Building Typologies

2.09 The NPPF recognises the importance of context and of responding positively to local development forms and typologies; the document supportive of new proposals that are:

"sympathetic to local character and history, including the surrounding built environment and landscape setting"

NPPF also highlights at paras 127 and 128 that new development should be based on:

"...an understanding and evaluation of each area's defining characteristics." and "...reflect local character and design preferences."

2.10 As such, a key element of early project inputs related to the study of not only settlement morphology and building typologies found throughout Egremont; but also the layout, structure and grain of pockets of development and settlement throughout the town centre, its suburbs and across local outlying villages. This was undertaken with the intention of drawing out key themes and references – a main objective being to 'ground' the development and align proposals with the existing materiality, character and context of both the site and wider Egremont and Copeland area.

Egremont Growth and Development

2.11 In the 'Cumberland and Westmorland' Volume of Nikolaus Pevsner's key 1967 text, Egremont is described as follows:

"The main street is wide, and the rows of houses are not parallel. It is quite a handsome sight for an industrial Cumberland town. The Town Hall, 1889-90, is architecturally of no value."

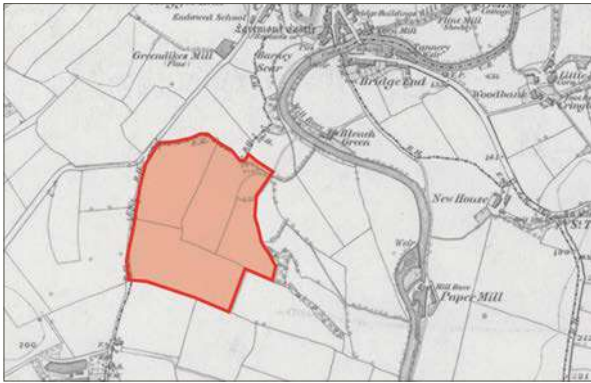
2.12 Egremont pre-dates the Norman conquest. Historically a market and then later an industrial town, the settlement's structure and form was laid out at the time of Richard de Lucy around 1200, with its wide main street fanning out into a market place with rights granted to hold a weekly market and annual fair established by Charter in 1267 under Henry III. The remains of the Norman castle, again built in the 12th



The site's 2no agricultural fields are separated by a key east-west hedgerow with a rubblestone / kest-like base



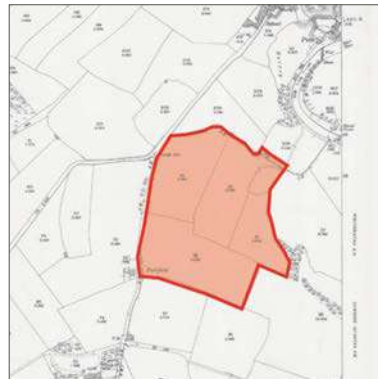
Egremont Castle



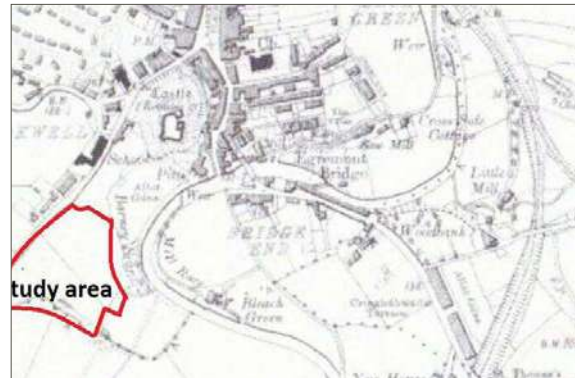
Historical Map - 1867. Site forms part of Egremont's agricultural context. Evidence of industrial activity / tanning etc. at 'Bleach Green' and 'Paper Mill' to the east and the 'Flax Mill', to the north, but 'Parkfield' not yet in evidence

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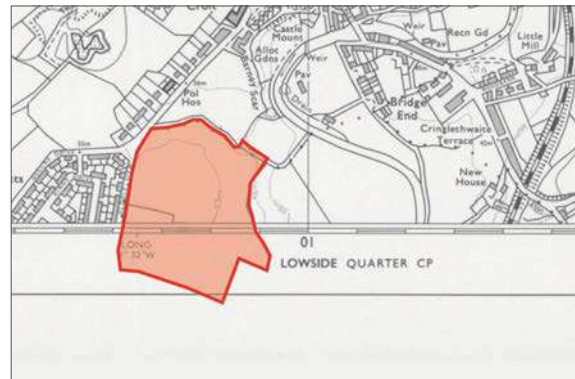
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Historical Map - 1899. 'Parkfield in evidence and arrival of a school along Bookwell



Historical Map - 1926. Further ribbon development arrives alongside Bookwell to the south of the school. East of the town the Whitehaven, Cleator and Egremont railway arrives with terraced Victorian streets also in evidence to the north



Historical Map - 1972. Further ribbon development along Bookwell alongside the arrival or further significant expansion around Uldale View, Kings and Queens drives to the immediate north and west of the DPA area



Longer Victorian terraces in pastel render shades

Century, are situated at the southern end of main street in a position close to the market place.

2.13 Originally, Egremont's economy was based around the processing of animal products from nearby farms, with the town described in the early 14th Century 'Inquest Post Mortem of John de Multon' as follows;

"Castle, with a plot called 'Applegarth', the park below the castle, various fisheries, 194 acres of demesne land and 47.5 acres of demesne meadow ... 82 free tenants holding 138 burgages ... 6 waste places called burgages ... (a) weekly market and fair, water mill, fulling mill and 2 smithies."

2.14 During the post-medieval era, tanning and bleaching were undertaken in buildings erected alongside meanders on the River Ehen and distanced from core areas of the town. By the late 1700's and into the 1800's and mid-19th Century, Egremont had grown rapidly as a consequence of local iron mining, with some expansion exemplified by mid-Victorian housing arranged into rows; these retaining a touch of the vernacular style. Today, around 70% of the settlement post-dates the year 1900, with more recent development beginning to obscure the planned, medieval, nucleated settlement



Egremont townscape



Buildings open onto the street, dormer details



Surrounds and quoins to grand central buildings



Street trees and attractive furniture

character that predominated until the 19th Century.

2.15 Sequential historical Ordnance Survey bases and associated commentary (above left and on the previous page), highlight how the site and its context have developed across the 19th and 20th Centuries. A key development includes the arrival of the Whitehaven, Cleator and Egremont Railway - this opening for goods traffic in 1855 and two years later offering services for passenger traffic.

Local Townscape

2.16 Most buildings within Egremont town centre present a relatively consistent street façade. Comprising two, but often two and a half or three storeys (across more important buildings), properties generally open directly onto the street. Undulating eaves result largely from changes in storey heights, with direct access to the street increasing activity and improving connectivity between the public realm and private property / buildings.

2.17 The majority of built form across Egremont town centre is constructed using sandstone, though with most buildings finished in a smooth render applied externally to improve weather resistance. Predominant colour schemes comprise shades of cream or off white, with several buildings also incorporating heavy surrounds to openings and quoins to building edges; these often in a strong contrasting colour or black. 'Banding' and string course details also sometimes break up principal elevations, with roofscape also important - most roofs originally constructed using Westmorland or Welsh

slates, this generating a dark, relatively 'flat' appearance. Several buildings have now had roofs replaced with modern and sometimes inappropriate alternatives. Within the town centre, taller buildings often incorporate dormer details into key roof lines, this adding further variety and interest. Chimneys are also commonplace.

2.18 Importantly, central areas are also characterised by attractive street trees set within deep footways accommodating railings (around the war memorial), bollards, benches and other generally black street furniture. Further distinctive boundary elements include low sandstone walls found across several locations both centrally and to more peripheral areas.

2.19 Away from Main Street, several rows of Victorian terracing introduce red brick to the streetscene to positive effect (see over), with units along Lamb Lane for example offering attractive cues. Several other noteworthy buildings also exist beyond the town centre with pockets of late Victorian, Edwardian or early modern 1920's and 30's development



Low stone walls are an attractive local feature



Egremont townscape - plentiful white / cream render



Several town centre buildings incorporate dormer details within roofscape



Low stone walls are an attractive local feature

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Vernacular red brick cottages dating from the Victorian period



Later, potentially Edwardian dwelling, Bookwell



'Parkfield'



Looking west along Queens Drive

still reflecting vernacular materials with units finished in stone or render.

2.20 Dating from a slightly earlier period and located directly opposite the site's south westernmost corner, 'Parkfield' is a late 19th Century house identified by the CBC as a non-designated heritage asset in the CLP 2021-2038 supporting document 'Heritage Impact Assessments of the Proposed Housing Sites'. Parkfield is a late Victorian double fronted stone built house with a single bay window and of a typical townhouse style of low to middle status. The house is framed by a rebuilt low stone wall topped with iron railings enclosing a small yard to the front, again typical of a townhouse. Parkfield is noteworthy as it was originally built in an isolated countryside location with no obvious connection to the land within which it was originally situated - the building having appeared after the First Edition OS base and clearly apparent on the 1899 Second Ed' Map.

2.21 Being relatively atypical for this kind of building, Parkfield's original isolated setting may have been a factor contributing to its distinctiveness, but by 1961-70 (1972 OS map survey date) the Gully Flats housing estate had been built, leaving Parkfield and some of its former curtilage surrounded by housing to the north and west. In their supporting statement, Gleeson's heritage consultants Humble Heritage state that the '*significance of Parkfield is very low*' whilst noting that within the submitted DPA



Potentially ex Local Authority housing along Uldale View offers a simple built form with little elevational detailing. The existing field access will become an EVA post development

scheme, the Parkfield's setting has been respected through the inclusion of an undeveloped area to the southwest corner of the proposed DSLP (opposite the house), this also sitting alongside 2no bungalows.

2.22 It is important to note that Humble Heritage also acknowledge that given the separation of the application site from Egremont Castle (a Grade I Listed Building and Scheduled Ancient Monument) and situation of the Dale View Gardens housing estate, there will be no impact on the setting of the castle.



Existing, potentially 1930's dormer bungalow, Bookwell

Whilst Gleeson's heritage consultants note there is a very limited view from the castle towards the River Ehen and open land alongside (including a small sliver of the application area), open space and SUDS areas as proposed to the eastern margins of the DPA area, will ensure there will be no impact on Egremont Castle or this view.



Poor edge and presentation to Bookwell from properties backing on to the street



Development around Dale View Close, Dale View Gardens and Fell View Drive also do little to offer 'design cues' or references for the form that housetypes across the DPA site should adopt

2.23 Later, generally 20th Century development is inherently mixed in nature, with large areas of rendered ex-Local Authority housing stock (Royal, Kings and Queens Drives, Uldale View etc.) offering simple and relatively monotonous built form incorporating little by way of elevational detailing. Later development areas (dating from between the 1970's and 90's) around Dale View Close, Dale View Gardens and Fell View Drive also do little to offer 'design cues' or references for the form that specific housetypes or development across the DPA site should adopt. It is important to note however that whilst not necessarily recognised as a traditional local material, CBC have agreed that if appropriately coloured (and of an appropriate quality), brick can form an acceptable material for use across the Land off Uldale View site.

Planning Context

2.24 Gleeson Homes' planning consultant Savill's has prepared a Planning Statement that accompanies this DPA and provides a comprehensive summary of all relevant information regarding the development. The document also provides an assessment of relevant adopted and emerging policy / other guidance. Whilst it is not proposed to repeat the content of that document here, it is important to make note of planning policy of specific relevance to design.

National Planning Policy Framework (NPPF) and Planning Practice Guidance

2.25 The revised NPPF (July 2021) sets out the government's planning policies for England and how these are expected to be applied, outlining a series of 'core land-use planning principles' that as well as informing 'plan-making and decision taking' should also underpin proposals for development. At

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the heart of the document is a 'presumption in favour of sustainable development' (para 11) with the status and role of design also clearly stated; the NPPF (para 126) noting that:

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

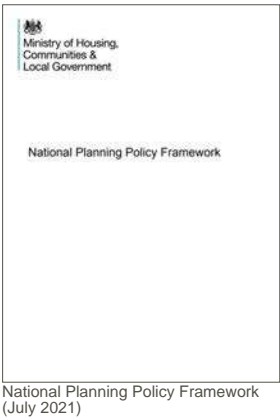
the document explaining that various key submission reports or drawings including character assessments, design guides and masterplans can each be used;

"to help ensure that land is used efficiently while also creating beautiful and sustainable places... [It] is especially important that planning policies and decisions... ensure that developments make optimal use of the potential of each site."

- 2.26 Further national guidance on good design in developments can be found in Planning Practice Guidance. Guidance sets out several fundamental considerations that should be borne in mind when designing proposals including 'Layout', 'Form' (the shape of buildings), 'Scale' (building size) and then 'Detailing' and 'Materials'.

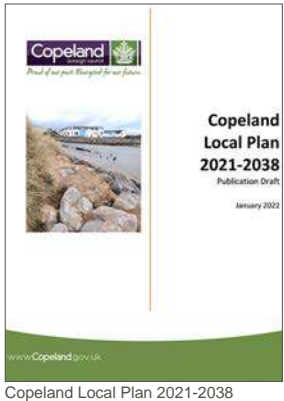
Copeland Borough Council Planning Policy

- 2.27 In terms of planning policy, a Local Plan has not yet been prepared for Cumberland Council and therefore the existing Local Plans for each of the three former District Council areas remain extant. For Copeland, at the time of writing this comprises the Copeland Local Plan Core Strategy and Development Management Policies and saved policies of the



formally adopted, can also be given weight in the decision-making process.

- 2.28 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals are determined in accordance with the approved development plan unless material considerations indicate otherwise. The current Copeland Local Plan (CLP) was formally adopted by CBC in December 2013. Policies contained within that document and of most relevance to the current submission include Policy DM10, 'Achieving Quality of Place' which seeks high standards of design and the delivery of new development that positively responds to local character and setting; Policy DM11, 'Sustainable Development Standards' which requires development to be delivered at appropriate densities and wherever possible be served by SUDS, whilst Policy DM12, 'Standards to New Residential Developments', sets out various



Copeland Local Plan 2001-2016. A new Local Plan for Copeland ('The Copeland Local Plan 2021-2038') is being prepared and underwent examination in January 2023, with its adoption anticipated shortly. Given the advanced stage of preparation and lack of unresolved objection following examination, including to the housing allocation of the site specifically, it is considered that the emerging Copeland Local Plan, which will replace the existing development plan documents once

technical criteria for new residential development covering appropriate car parking levels, separation distances and open space requirements.

- 2.29 As mentioned above however policies may be superseded by the new CLP 2021-2038 by the time the application is determined in mid 2023. It is therefore considered logical to concentrate and give weight to emerging CLP 2021-2038 who's Policy H5PU, 'Housing Allocations', allocates an area (HEG3) broadly coincident with the main body of the submitted DPA boundary and refers to an indicative yield of 141 dwellings.

- 2.30 Draft Policy H6PU, 'New Housing Development' is, in turn, of arguably most relevance to the submitted DPA, proposed DSLP and issues reviewed throughout this D+AS. Indeed, in text supporting the policy, commentary highlights the need for all new development to 'minimise any detrimental impacts... upon existing communities and... ensure development is built to a high standard, creating places where people will want to live and stay that have positive impacts upon health and well-being'; the policy then going on to state that 'planning permission will be granted for housing development on allocated and windfall sites in principle providing that the following criteria are met:'

- a) - The design, layout, scale and appearance of the development is appropriate to the locality.
- b) - Development proposals clearly demonstrate that consideration has been given to surrounding natural, cultural and historical assets and local landscape character (including the impact upon the setting of the Lake District National Park and the Heritage Coast and its setting where appropriate);
- c) - An acceptable level of amenity is provided for future residents and maintained for existing neighbouring residents in terms of sunlighting and daylighting;
- d) - Privacy is protected through distance or good design;
- e) - The development will have no unacceptable overbearing impact upon neighbouring residents due to its scale, height and / or proximity;
- f) - The layout promotes active travel, linking new



Panoramic view from the Queen's Drive / Uldale View / Bookwell junction looking east towards the site's western boundary

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development with existing footpaths and cycleways, where possible;

- g) - Adequate external amenity space is provided, including for the storage of waste and recycling bins in a location which does not harm the street scene, where possible;
- h) - Adequate space for parking is provided, with preference given to parking spaces behind the building line to reduce street clutter, where possible;

2.31 Further CLP policies and guidance relevant to current proposals include draft Policy H7PU, 'Housing Density and Mix', which seeks the effective use of land and the delivery of an 'appropriate housing mix' which includes 3 and 4+ bedroom homes and draft Policy H8PU, 'Affordable Housing', which outlines a requirement for 10% provision of affordable homes (of which 40% should be discounted or starter homes (25% of which must meet the definition of First Homes), and 60% should be rented).

2.32 Draft Policy DS2PU, 'Reducing the Impacts of Development on Climate Change' is also of relevance and states that CBC will support proposals that make a positive contribution to achieving the Cumbria wide goal of net zero carbon by 2037 with techniques highlighted by the policy including the design and layout of buildings to improve energy efficiency, provision of SUDS to avoid flood risk, contribution to environmental benefits including new woodlands etc. and biodiversity net gain. A specific policy entitled 'Bio Net Gain', N2PO then highlights that *'all development must provide a minimum of 10% net gain and should be delivered on site where possible'*. Finally, and with DPA proposals offering significant areas of new landscaped areas, woodland and public open space, draft

Policy N9PU, 'Green Infrastructure' is also noteworthy and states:

"The amount of green infrastructure on the development site should be maximised and developers should take opportunities to create new connections, expand networks and enhance existing green infrastructure to support the movement of plants and animals. Green infrastructure should be multi-functional where possible and... be considered at the start of the design process."

2.33 Several other more detailed and subject-specific draft policies are also of relevance including Policy CO4PU, 'Sustainable Travel' and Policy CO7PU, 'Parking Standards' which now requires one electric charging point per dwelling with off street parking. These and other detailed subject specific policies are reviewed across various related Sections of the D+AS below.

Pre-Application Process and Scheme Delivery

2.34 Gleeson Homes are committed to the successful delivery of new homes on Land off Uldale View, Egremont. Detailed background studies have been conducted looking at planning policy, landscape and visual impacts, ecology, local character, archaeology, drainage and engineering. These studies have clearly informed both the development of all emergent layout work and the scheme as now submitted; each forming key elements of the DPA.

2.35 The proposal has also been subject to extensive ongoing pre-application discussions involving Gleeson Homes, CBC (now Cumberland Council) and their consultant team with key meetings from a design perspective referred in Section 3.0. This approach accords fully with NPPF which states;

"Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying



Existing rural character along the lane extending south from Uldale View



On approach to the site from the south



Alongside 'Parkfield' to the west and at a point coincident with the southern site boundary to the east

expectations and reconciling local and commercial interests."

2.36 It is important to note that a Statement of Community Involvement (SCI) is included with the planning application submission and includes further details on how Gleeson Homes has attempted to respond to the public comments.



Site frontage from Queen's Drive

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3.0 Design Development and Key Principles



The use of 2.5 and 3.0 storey development as 'stop vistas' in the streetscene, Story Homes development

3.01 The 2021 NPPF sets out the Government's planning policies for England and how these should be applied. At paragraph 119, the document encourages that development should;

"...promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions."

3.02 As such, careful site analysis, together with an appreciation of local context and the identification of various opportunities and constraints have each been taken into account in collating the DSLP; this feeding also from inputs and advice from the wider project team incorporating consulting engineers Gadsden, highway consultants Vectos, landscape architects and arboriculturalists Westwood and ecologists Ascerta. The submitted scheme, as highlighted across the DSLP and supporting plans, is considered therefore to respond sensitively to its surroundings and will, upon completion, offer an appropriate response to site and context.

3.03 This section of the D+AS highlights a number of important 'guiding design principles' that have been applied across proposals and have underpinned design development throughout the project programme. It is intended that these will help achieve an attractive and well considered proposal.

Design Development

3.04 Early in the design and development process, Gleeson Homes and the wider development team bought together an initial 'Opportunities and Constraints Plan' (see reduced extract

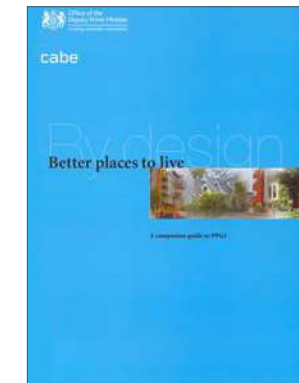
overleaf). Whilst this has developed over the duration of the project, its principal aim has consistently been to identify key technical and physical constraints to development.

3.05 Alongside detailed site visits to the local area and related townscape analysis, **Design by Pod** have regularly added to the plan, with site notes and subsequent sketch / layout work identifying not only key opportunity areas, zones for development and thoughts about potential development frontages or sensitivities; but also landscape-related constraints in terms of views, amenity and potential areas for reinforcement of existing vegetation or the implementation of pedestrian connections to the local area etc. In addition, findings from other team members including the identification of further information regarding drainage constraints, levels issues, underground utilities and the potential for SUDS (Gadsden), alongside scope for new planting areas, the introduction of public open space and changes in surface materials and boundary typologies / new hedgerow etc. (**Design by Pod** in discussion with Westwood), have each also been built into the iterative design and scheme development process.

3.06 Consideration of the site's key attributes and challenges has also necessarily been undertaken in the context of relevant national and local planning policy and guidance whose key standards and benchmarks must be met in the design and delivery of all residential projects. As such, principles are generally drawn from advice contained in both the NPPF and in other relevant guidance or best practice including both the June 2020 'Building for a Healthy Life' (which updates England's most widely known and most widely used 12 point design tool for creating places that are better for people and nature Building for Life 12), and 'National Design Guide'



Design Statement Guide



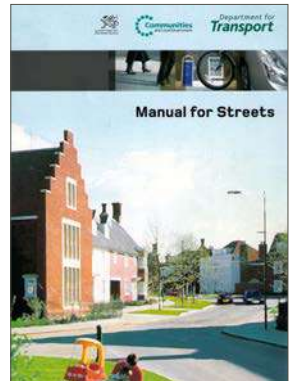
By Design



Urban Design Compendium

(2019). Key messages are also drawn from Manual for Streets, the Cumbria Development Design Guide (CDDG), together with key Cumberland / former CBC / CLP 2021-2038 draft policies and relevant Cumberland / former CBC SPD's as highlighted throughout Section 2.0 above.

3.07 In line with this, Gleeson Homes also believe in delivering quality homes that will stand the test of time. To this end, detailed scheme iteration has also related to landform, building orientation, proximity to existing development and resulting levels of amenity, massing and planting, and although the proposal is of insufficient scale to require assessment through an Environmental Statement, Gleeson Homes has, nevertheless, instructed a comprehensive suite of technical studies to be carried out to support the planning application; these covering matters relating to flood risk and drainage, ground investigations, transport, ecology, trees, hedgerows and landscape, and heritage impact.



Manual for Streets



Building for a Healthy Life (July 2020)

Guiding Design Principles

3.08 In addition to the above more formal / 'technical' constraints planning exercise, and following initial detailed site visits and assessment of local townscape and settlement form,



Panoramic view looking west across the site's northern boundary. In culvert further west, a ditch / narrow beck defines easterly elements of the site's northern boundary, with dense scrub, deciduous woodland, scattered trees and tall ruderal vegetation present. There will be significant potential to plant between proposed and existing homes alongside this margin

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Initial crude capacity drawing and thoughts about modification during dialogue with the wider design team

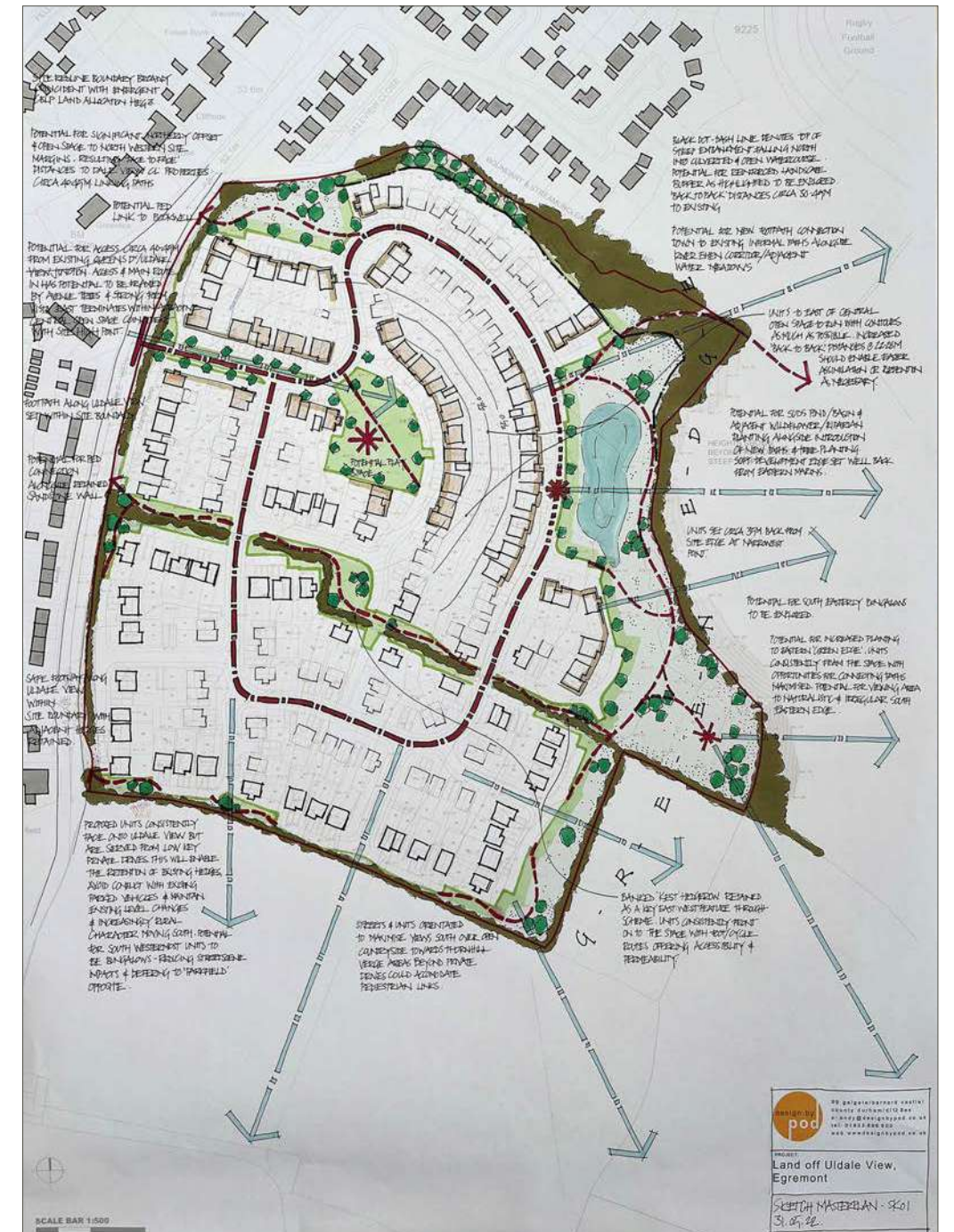
- Organise streets, such that they align with site topography to 'run with the contours' wherever possible, reducing the requirement for significant engineering or cut and fill
- Respect local building traditions and explore any potential to utilise housetypes accommodating sympathetic materials, local features or elevation treatments of an appropriate nature
- Use variations in density and form to create focal points and nodes for orientation across the development; aiding legibility and taking cues from key local townscape including Egremont's medieval, Georgian and Victorian elements, suburban fringe areas, or rural villages outwith the town

- Explore whether higher density areas could incorporate more terraced forms, front parking as part of the public realm, or more robust framing to key streets and nodes
- Organise potentially larger scale family homes offering a looser grain into attractive lower density 'clusters' towards eastern margins of the scheme - these overlooking large areas of open space and the wider SUDS areas where, over time, a more 'landscape-led' character could help ground proposals
- Consider siting units to enable enjoyment of an open aspect towards the fells and western elements of the Lake District National Park to the east and attractive countryside views and Thornhill's settlement edge to the south
- Be sensitive to the relationship between proposed dwellings alongside the site's northern boundary (through the introduction of POS offsets or through the development of more sympathetic back to back / garden to garden relationships) and existing properties around Dale View Close and Dale View Gardens

- Along Uldale View, explore the potential to serve units from private drives within the scheme, thereby avoiding hedgerow loss and distinct level changes / conflicts with parked vehicles / potential safety concerns etc.
- Consider breaking down the scale of development to south westerly margins in an effort to not only respect the setting of the adjacent 'Parkfield', but also offer a better transition from more rural built form clusters and the clear rural lane character to the south of the urban edge, as currently defined by dense Hawthorn hedges both sides of the lane extending southwards to Thornhill and Beckermat
- Offer plentiful new connections to adjacent existing communities via safe and convenient foot / cycle links through networks of POS based around new or retained green infrastructure
- Explore the potential for a new footpath connection down to existing marginal field paths alongside the River Ehen corridor and adjacent water meadows
- Consider the potential for a viewing area at the easternmost site edge
- Consider opportunities for habitat creation to benefit the overall ecology of the site. Any wider green infrastructure framework should also enhance biodiversity, whilst at the same time exploring the potential to improve the site's recreational offer
- Introduce attenuation / balancing ponds etc. that could complement adjacent riparian environments alongside the culverted watercourse that emerges as a narrow beck alongside the site's north-easterly boundary

Scheme Development and Iteration

- 3.13** Several changes between sequential versions of the developing masterplan and more detailed DSLP are highlighted across reduced drawing extracts (and related commentary and explanatory captions) opposite and overleaf.
- 3.14** These generally relate to changes implemented as a result of constraints becoming better known through survey, site work or capacity testing, which have then enabled confirmation of; for example, pond sizing, junction locations and capacities, amenity or drainage offsets, optimal engineering approaches



Sketch Masterplan as submitted to Cumberland Council / CBC

and so on. It is also important to note however that changes have also been implemented as a result of Gleeson Homes' positive engagement with Cumberland Council / CBC throughout the design development process.

- 3.15** Following internal review of the emerging layout, the above reduced 'Sketch Masterplan' / overlay version of the

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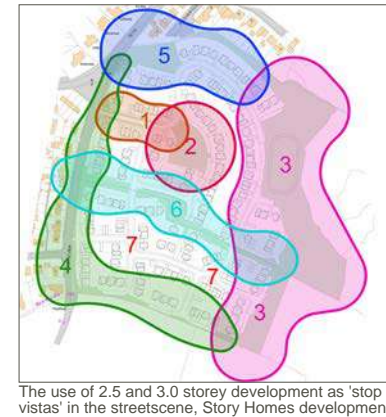


developing scheme was issued to CBC as a key element forming part of a pre-application advice request in respect of the 163 dwelling proposal on the 16th June 2022.

- 3.16 During a subsequent meeting with CBC on the 28th July, key elements of the scheme were noted and in some cases applauded by Planning Officer Christie Burns and Head of Planning and Place, Nick Hayhurst; these including the development's significant easterly offsets, centrally located community green, retention of the east - west hedgerow / kest and general approach to access along Uldale View with units served from internal private drives, thereby negating the need to grub out existing westerly hedgerows and introduce a potentially disruptive new footway and multiple driveway accesses alongside the existing easterly road edge. Officers also acknowledged efforts made to run development structure and key routes 'with' the contours (particularly to the east of the proposed 'Central Green'), increase back to back distances between units facing west over this space and

east over the site's wider green edge (in anticipation of likely differences in FFL's associated with these units), but then also the design approach taken to the siting of development to northern margins alongside the very sensitive Daleview Close edge - setting

units well away, for example, from No16's large picture windows; this area also defined by a large expanse of open space containing desire lines and footpath connectivity to Bookwell. The logic of units further east along the site's northern boundary in 'backing in' (albeit at a significant distance away) from homes along Daleview Gardens (with the opportunity to plant up the intervening area) was also acknowledged.



yourself once further details are available with regard to the overall design of this major residential scheme."

with a key outcome from the 28th July meeting and wider exchange being CBC's wish to see the scheme's design approach developed, justified and explained through the subsequent definition of several Character Areas and supporting design based material (see image, left).

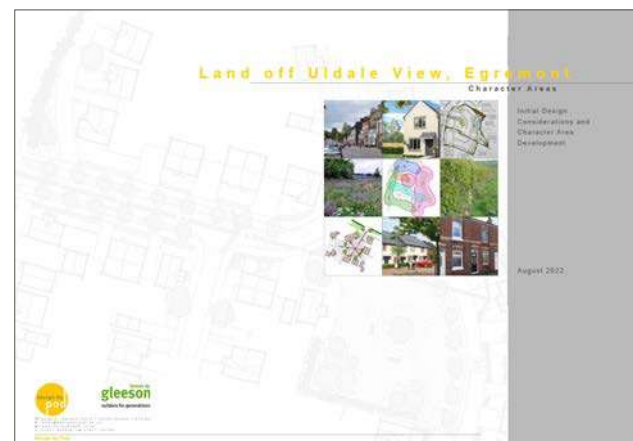


Exploring the feasibility of rendered elevations

- 3.19 In addressing above requests, **Design by Pod** began collation of a full 'Character Areas' report, subsequently submitted to CBC on the 9th September. In collating the document, it was recognised that Gleeson Homes would probably need to reconsider the uniform use of their standard red brick housetypes and consider the specification of more congruent, potentially rendered elevations. This issue was discussed and agreed through production of modified brochure images showing Gleeson's standard 'urban' housetypes finished with render to principal elevations, with sill and lintel detailing, side and rear elevations then finished in buff brick (see image top right). These modified typologies were viewed favourably by Gleeson Homes' internal team and eventually submitted to CBC as a complement to the Character Areas document in November 2022.



Recent uniformly red brick development at Fell View Drive (Gleeson Homes)



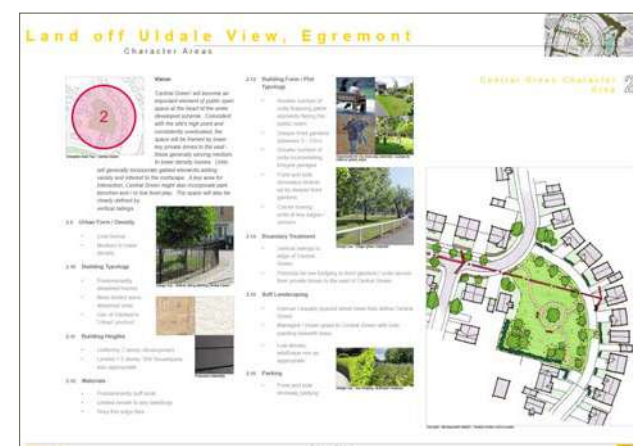
Character Areas Report as submitted to Cumberland Council / CBC

"The LPA is keen for you to continue with your Masterplan approach to the site and welcome the opportunity to enter into further discussions with

- 3.20 To summarise, the main purpose of the 'Character Areas'



Reduced extract from Character Areas report featuring Area 1 - 'Entrance Gateway and Boulevard'



Reduced extract from Character Areas report featuring Area 2 - 'Central Green'



Reduced extract from Character Areas report featuring Area 6 - 'East West Linear Park and Retained Hedgerow'



Reduced extract from Character Areas report featuring Area 7 - 'Development Core and Housing Squares'

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Potential for bungalows - render with buff brick detailing, sills and lintels



The use of 2.5 storey development as 'stop vistas' in the streetscene, Gleeson Homes development

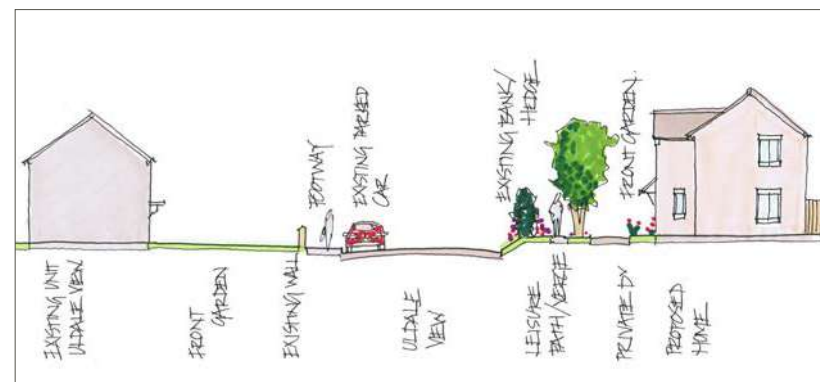


Initial thoughts around elevational treatments as shared with Cumberland Council CBC

report was to ensure that any final development would display diversity and interest across its various constituent elements; each distinctive area accommodating a mix of building types to meet differing household needs, but in turn ensuring the creation of areas within the new neighbourhood that offer both legibility whilst in some cases offering a certain 'congruence' with adjacent areas or buildings - this down to the way in which built form framed streets or surrounded key open spaces or the degree to which landscaping or boundary treatments interacted with built form across the development.

3.21 The various key components associated with each Character Area are dealt with in more detail in Section 5.0, 'Layout', but generally, character areas and proposed materiality reflect their position on the site, with northern and western margins of the proposal providing a degree of continuity and congruence with

adjacent areas including Uldale View, Daleview Gardens and Daleview Close, whilst eastern and southerly edges respond more sympathetically to areas of open countryside beyond the site. This approach was also summarised by an initial elevation treatments drawing shared with CBC in October 2022 with red brick dwellings proposed to northern elements



Initial sketch highlighting key relationships between existing and proposed units facing on to Uldale View with hedgerow and banking retained and proposed units served from private drives alongside leisure paths and new planting etc.

of the scheme alongside Daleview Gardens and Daleview Close and rendered dwellings proposed along the Uldale View edge and at key points framing junctions, nodes, corners or important edges or elements of open space within and across the wider scheme.

3.22 In the period between submission of the Character Areas document and subsequent meeting with CBC on January 26th 2023, various technical studies fed back initial findings which in some cases led to incremental alterations to the developing layout. Gleeson's highway consultant Vectos for example suggested a slight modification to the position and configuration of the main site access, with several junctions and house positions also modified following an assessment of bin turning and forward visibility. The main extent of the site's proposed western edge was also moved back slightly in order to achieve a better relationship to Uldale View, more comfortably accommodate pedestrian connectivity and private drives, turning etc. whilst also ensuring retention of the existing hedgerow.

3.23 Given the critical nature of site levels and topography, an initial assessment of road levels and potential cut and fill was also undertaken at this point by project engineers Gadsdens, with consideration given to draft finished floor levels (FFL's) across all units (assessing also the need for retaining



Model extract - proposed South Easterly Housing Square

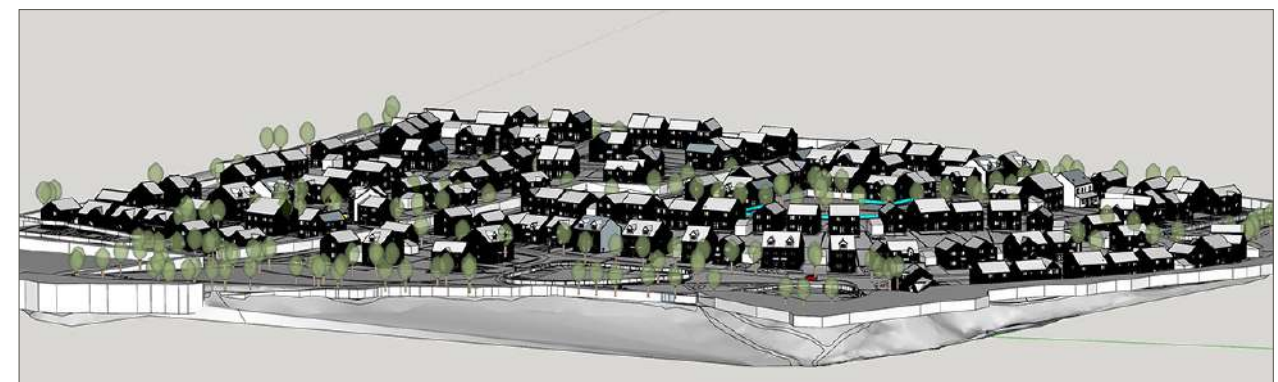
walls across some areas of the scheme), alongside further consideration of approaches to drainage and the more accurate assessment of the location and scale of any required SUDS features.

3.24 On receipt of initial FFL's (and with key elements of technical feasibility, iteration and review having therefore been undertaken), it was decided that a basic 3D model highlighting proposed homes set at those levels suggested by Gadsden's (see various images below and over) was undertaken. Some elements of the model were also used to illustrate key scheme elements during the meeting with CBC on January 26th 2023 and have since been updated and used as underpinnings for pictorial sketches; these highlighted across several sections of the D+AS.

3.25 Although initial CBC feedback in response to the 'Character Areas' report (dated 15th December 2022) raised concern that there remained 'too much uniformity', 'particularly due to the palette of materials proposed' the subsequent face to face meeting; again with Christie Burns and, Nick



Interpolating Gadsden's initial FFL's and thinking about site levels, streetscene etc.



Model extract - viewing the development and associated levels from the north east an looking across the Eastern Edge character area (see Section 5.0)

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Hayhurst, was felt to have a very positive outcome, with clear acknowledgement from officers that the proposed layout and design approach, justification around definition of each character area, and the proposed approach to materiality, were each based upon sound design reasoning.

- 3.26 During the meeting, each proposed character area was discussed, with key features relating to either the siting, form, scale, or materiality of key dwellings or the relationship between proposed built form and landscaping, boundary treatments or open space also clearly highlighted. This discussion was then supplemented with officers being taken 'through' and 'around' the developing 3D model for the wider scheme - this enabling an appreciation of the overall shape of the development, dwelling relationships with topography, the site's access, gateway and axis up to Central Green, relationship with Uldale View and offset from the retained hedgerow / kest feature, alongside the scale and extent of the Eastern Edge - all of which were generally supported.

- 3.27 Constructive comments received during the meeting included CBC's view that Character Area 7, 'Development Core and Housing Squares' might more successfully be subdivided based on the fact that the more easterly node was far more distinct and coherent as an holistic space or 'housing square', whereas elements further west felt more like a more regular street and associated junction. On this basis, officers suggested that beyond the easterly housing square, units further west might benefit from being finished in a more distinctive brick type - different from all other elements of the scheme and thereby offering a character independent of the wider surrounding scheme. This suggestion has since been fully taken accommodated with the brick type selected chosen for its congruence with local sandstone; the proposed brick (Marshall's 'Leamington Wine', or similar) offering similar tonal qualities to 'Parkfield'



'Parkfield' - finished in local sandstone



Marshall's 'Leamington Wine' or similar will offer distinction from other elements of the scheme within Character Area 8 - Southern Development Core

- 3.28 During the period since January 2023's key meeting, a further relatively intensive period of redesign, modification to the proposed development mix, exploration of options

around use of value engineering methodologies and / or the accommodation of alternative drainage options has each been critically assessed. This extended period of consideration and review has led to the preparation of several further layout iterations though importantly, the overall structure, grain, quantum and general footprint of development has remained relatively consistent.

- 3.29 A further relatively significant scheme change has come about as a result of the introduction of several 2.5 storey semi-detached and larger scale 5bed detached townhouses. Throughout the design process on this and other sites, it was felt that particularly across Gleeson's Cumbrian sites (where local townscape and vernacular buildings often accommodate dormer elements to roof planes), the proposed 2.5 or 3 storey houstypes would offer significant benefit to the design approach.
- 3.30 Introduced to the developing scheme in May 2023, townhouse typologies have been sited to frame the main entrance boulevard and the south easterly housing square to positive effect - their use simply reinforcing the original design intentions across these key areas. Larger scale detached 2.5 storey homes have also been used to lower density eastern areas, where upper floors can take full advantage of the extensive easterly views. Taking reference from local townscape but also, importantly, generating a focal point across certain elements of the scheme, the units also enable a better level of congruence with core areas of Egremont.

- 3.31 This key design development was shared with Nick Hayhurst during a telephone conversation on 1st June 2023 and following the issue of several draft housetype drawings and revised DSLP highlighting areas where these had been introduced.

- 3.32 At this point, the design team were instructed by Gleeson Homes to progress proposals for the submission of the DPA.

Detailed Iteration, Mix and Housetype Review

- 3.33 In addition to scheme iteration undertaken as a result of findings from technical inputs across the consultant team, Gleeson Homes has also been through a detailed sequence of scheme review and development / revision with **Design**



Uldale View - proposals look to retain existing hedging and level changes with units set beyond and into the site avoiding conflict with existing parked vehicles etc.



Existing stone walling alongside a limited stretch of Uldale view could be retained

by Pod. This work has necessarily looked at housetype mix, viability and affordable housing provision, but also, importantly, Gleeson Homes' own embodied knowledge, founded upon sound buyer feedback, from schemes elsewhere. This has for example, related to issues such as parking provision and its proximity to units, garden size, and preference for materials and finishes across the scheme.

- 3.34 In summary, modifications and revisions provide a more characterful, legible development that offers a more appropriate balance between open space, general amenity and overall development quality as discussed throughout following relevant Sections of this D+AS.



Model extract - looking eastwards along the retained kest / hedgerow



Model extract - viewing the development and associated levels from the north west looking across the proposed open space alongside Dale View Close

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4.0 Amount and Mix

- 4.01 The proposed development scheme seeks to provide 164 high quality family homes (use class C3) comprising an appropriate mix of 2, 3, 4 and 5 bed terraced, semi-detached and detached homes, these maintaining the character of the local area.
- 4.02 National and local policy promotes sustainable patterns of residential development by aiming to focus new housing in or alongside existing settlement. Indeed, NPPF highlights (para 130) that new development should;

"optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks..."

- 4.03 The site has a good relationship in terms of its location

alongside existing well-established residential neighbourhoods around the wider Gulley Flats housing area (of which Uldale View and Queens and Royal Drive form part), areas north of Queens Drive around Ashley Way and Fell View Drive, and then Dale View Close, Dale View Gardens and Bookwell to the north. Importantly also, the centre of Egremont is within the pedestrian catchment of the site, which as a market town provides a wide range of key amenities including a primary and secondary schools, library and dentist. Indeed, Main Street offers a good range of convenience and other stores and services, including food retail, general retail, medical centre and pharmacy and post office along with several food and drink outlets and financial services, hairdressers and places of worship.

- 4.04 As highlighted in more detail within Section 10, 'Access, Movement and Connectivity', the site is also only 750m walking distance from bus stops in Egremont town Centre where regular services to Whitehaven and Workington are available - these also offering onward connectivity to both rail and other bus services to regional and national destinations. A

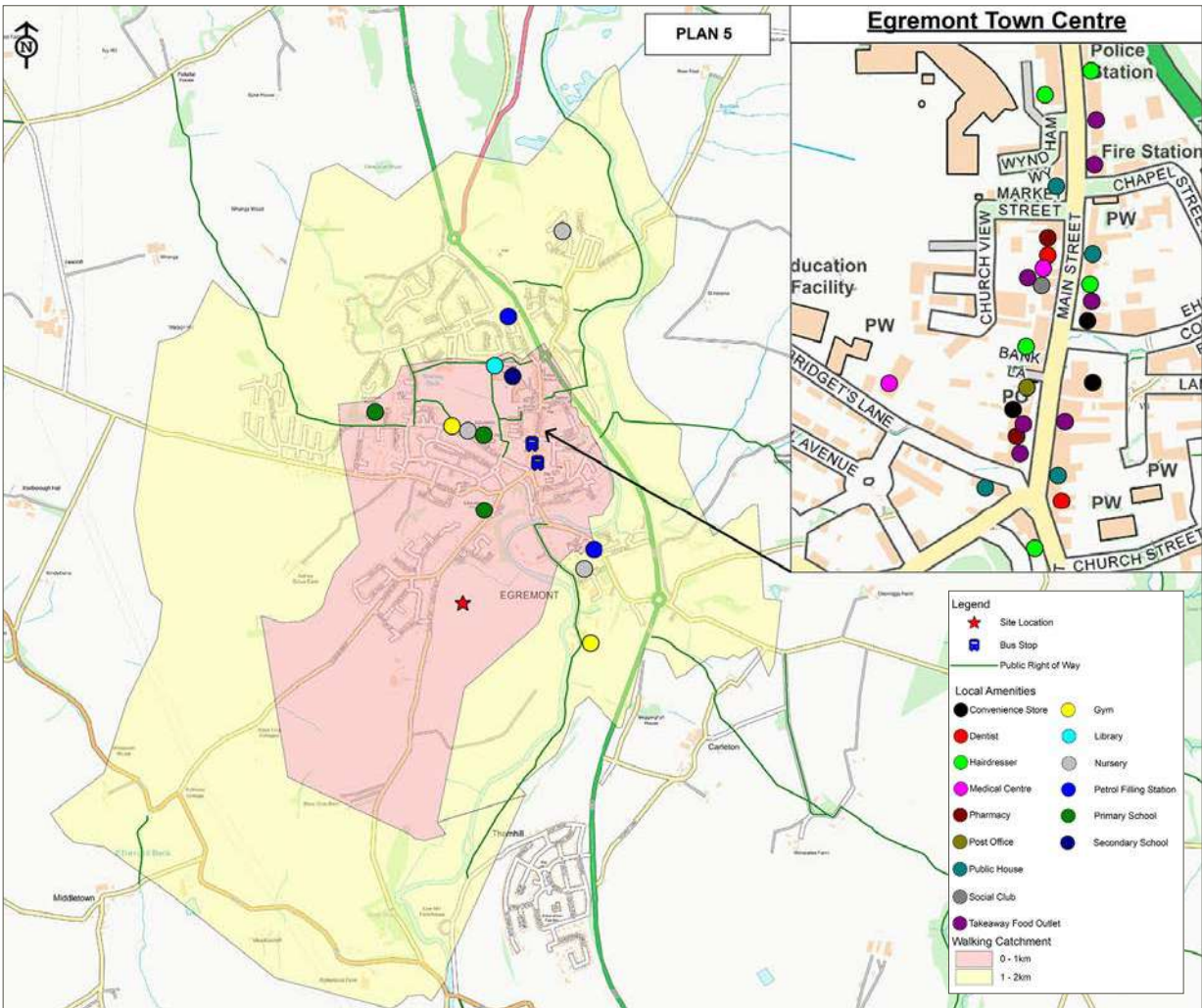


The narrow beck located to the site's north easterly margins

reduced extract from project highway consultants Vectos's 'Walking Catchment and Local Amenities Plan' (bottom left) illustrates the proximity of several key services across Egremont.

- 4.05 In order to further enhance the accessibility of new housing built within the DPA

boundary, proposals will provide a new footway along the site frontage to the north of the proposed access, which will then connect to existing provision along Bookwell, where street lit footways then provides connections into Egremont town centre supported by dropped kerbs at key junctions. Within the site a comprehensive network of footways is also provided; these offering pedestrian and cycle connectivity to the proposed EVA onto Uldale View opposite Royal Drive, with potential also to connect (via the narrow beck alongside the site's north-easterly boundary), with existing informal pathways along field boundaries to the east of the site to the River Ehen.



Reduced extract from project highway consultants Vectos 'Walking Catchment with Local Amenities Plan' highlighting the location of important local services and destinations



Local shops, Egremont town centre



Egremont Post Office



Egremont Co-Op, town centre



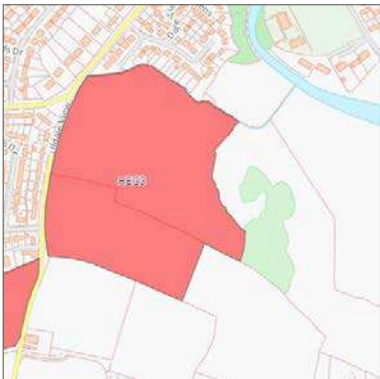
Local shops and services, Egremont town centre

Use

- 4.06 National and local policy promotes sustainable patterns of development by focussing housing in or alongside existing settlement. Importantly, draft CLP 2021-2038 Policy H5PU, 'Housing Allocations', allocates an area coincident with the main body of the submitted DPA boundary. Furthermore, and with the HEG3 site allocation and proposed DPA area located as it is alongside established residential communities, this means

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Site allocation HEG3 as highlighted within Policy H5PU in the emergent CLP 2021-2038

that in land use terms, proposals will be framed by residential development to all sides other than to the south east. As such, above commentary serves to comprehensively justify the suitability of the Land off Uldale View site for residential use, appropriate development and associated landscaping.

Amount

4.07 DPA proposals comprise a development scheme accommodating 164

residential dwellings. Homes shall be of varying scales but of predominately two or 2.5 storeys in height, and a small number of bungalows - this fitting in well with local development grain and existing patterns of residential land use to the west and north, together with other areas of southern Egremont in general.

4.08 As noted within Section 2.0, Westwood Landscape have been appointed to undertake an appraisal of potential landscape and visual effects following development of the site, a key objective of their commission being to establish not only a logical, well defined edge to the wider development 'footprint', but also, in particular, the easternmost point at which units could be built, yet fully justified in landscape terms.

4.09 With the general alignment of this 'line' defined as part of Westwood's production of their initial conceptual framework drawing (see paragraph 3.10 above), subsequent versions of the developing layout have always been mindful of any logical easterly extent to the development. Indeed, in its respect for the line, the submitted DSLP comprises a net developable area amounting to around 5.34ha.

4.10 This area, if developed efficiently, has clear potential to accommodate more homes than suggested by site allocation HEG3's indicative yield of 141 dwellings - this offering a clear justification for the proposal's 164 residential dwellings. It should also be noted that the undeveloped Eastern Edge area alone measures a substantial 1.47ha.

Proposed Development Density

4.11 Paragraph 119 of the NPPF encourages developers, planning

policies and decisions to promote the;

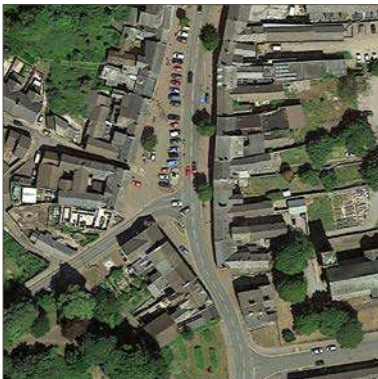
"effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions."

Whilst at a local level, draft Policy H7PU: 'Housing Density and Mix' states;

"Developments should make the most effective use of land. When determining appropriate densities development proposals should clearly demonstrate that consideration has been given to the shape and size of the site, the requirement for public open space and landscaping, whether the density would help achieve appropriate housing mix and help regeneration aims, the character of the surrounding area and the setting of the site."

4.12 As noted within schedules featured across submitted drawings, site-wide density associated with proposals amounts to 30.75dph if those areas of proposed open space and strategic landscaping (and SUDS areas etc.) as distributed logically across the site are 'netted out' for the purposes of calculating density.

4.13 Although the proposed development will be undertaken at abovementioned average / site-wide densities, pockets of the proposal will intentionally be developed at both higher and lower densities in order to provide interest and variation across the scheme. This approach complements and reinforces those several character areas that have been defined across the wider DSLP and which are discussed and justified in more detail throughout Section 5.0, 'Layout'. This approach also fully accords with draft CLP 2021-2038 Policy DS6PU, 'Design and Development Standards', which states that new development will be required to;



Typical development pattern, Egremont town centre and higher density form



Higher density elements around the proposed housing square to be developed at 49.4dph

"Create and enhance locally distinctive places which are sympathetic to the surrounding context of the built, historic and natural environment and local landscape character"

4.14 With this in mind, higher densities are located for example around the proposed site entrance, where a proposed tree-lined avenue and key

axis running east to feed into 'Central Green', will be framed by more formal and regularly placed semi-detached, often 2.5 storey units. Higher densities are also located across several central areas, but perhaps most noticeably around the proposed south easterly housing square. Focussed around a key change in direction this important area is characterised by clusters of closely spaced semi-detached units that are intended to read as short terraces, bringing definition and an intentionally tighter grain - the space also marked by a change in surfacing, with units generally front parked between attractive street trees.

4.15 As such, these areas pick up on important cues and references from core areas of Egremont around Main Street and the former market place with images and diagrams across this and following pages highlighting those elements of townscape that have provided inspiration. Several 'figure ground' diagrams also offer references to density values for both existing and proposed pockets of townscape and proposed development.

4.16 In clear contrast, particularly easterly marginal areas of the proposed development will generally be characterised by mid-sized or larger detached or semi-detached dwellings in larger plots - these generating lower density development patterns defined, in turn, by a more landscape-led character with marginal wildflower plugs, tree



Lower density elements of the proposed scheme sited alongside the 'Eastern Edge' character area to be developed at 24.1dph

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Design cues and lower density ribbon development as along Grove Road



Grove Road streetscape and character

planting, new hedgerows and significant offsets from site edges. With most homes across this area served from low key private drives, proposed homes overlook large areas of open space, SUDS ponds and an attractive network of footpaths and low-key play equipment. The 'Eastern Edge Character Area' (see Section 5.0), will also accommodate significant new planting with well spaced and larger scale, generally 4 and 5 bed lower density units also sited to gain maximum advantage from long range views eastwards across to the Lakeland fells.

4.17 Between abovementioned areas, further pockets of development and key perimeter blocks and streets are then developed at more regular densities, closer to the site wide average and as reflected across diagrams below. These areas reflect similar density patterns to those found locally.

4.18 Existing developed contexts, associated density levels and townscape analysis have each been key influences therefore in the collation of the submitted DPA proposals. Indeed, above analysis is intended to highlight the fact that in terms of development pattern and grain, proposals will align well with the site's existing built form context, whilst at the same time delivering a suitably rich and varied scheme. Proposals



Medium density elements of the proposed scheme as around the proposed Entrance Gateway and Boulevard developed at 32.8dph



Medium density elements of existing built form along Uldale View developed at 34.3dph

Public Open Space

4.19 Under the subheading 'Green Infrastructure', CLP 2021-2038 discusses the importance of open space; commentary highlighting that:

"Developers should give early consideration to how new areas of green infrastructure can be incorporated into developments and how existing areas of green infrastructure could be better connected, and green links to the open countryside improved."

It is important to note however that at this stage, neither CLP policies, appendices or SPD highlight specific targets for open space or green infrastructure provision.

4.20 Current proposals offer over 2.45ha of land that together contribute to overall levels of 'green infrastructure' offered by the scheme. Some of this, including for example 'Central Green' shall function as more formal public open space intended for passive enjoyment, whilst significant further areas - especially to the east fulfil a more strategic landscape and drainage function, with these areas accommodating multiple tree planting and several SUDS areas. These areas will also assist greatly in the development's wider assimilation.

4.21 It is also important to note that Easterly areas also accommodate a significant network of proposed paths with

will also incorporate carefully selected and suitably elevated homes that specifically reflect local materiality, built form and details found across both Egremont, and outlying rural settlement. This will again introduce variation and interest across the scheme - ultimately improving development legibility (see Section 8.0, 'Appearance')



Lower density elements of existing built form context at Dale View Gardens developed at 24.4dph

several areas alongside, also accommodating low level play equipment including stepping stones, balance beam and timber walkways etc. whilst towards the very far eastern promontory of land within the proposed DPA boundary a sitting / viewing area will also be accommodated as shown.

4.22 Importantly, key units across proposals shall consistently front onto proposed public realm areas and open space in order to provide good levels of natural surveillance. Indeed, as an integral part of wider scheme delivery, it will be ensured that:

- Open space is efficiently utilised to provide a positive resource for scheme proposals and the wider community;
- Clear definition and enclosure is achieved through the



Current proposals offer over 2.45ha of land that together contribute to overall levels of 'green infrastructure' offered by the scheme. Much of this land will offer a variety of experiences and public access via a network of pathways

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effective framing of space by appropriate boundary fencing or hedgerow, buildings or trees; and

- Street planting / trees are incorporated where appropriate and in line with NPPF objectives

4.23 Delivery of open space should also be balanced alongside the provision of good levels of private garden space for all proposed homes and significant offsets achieved between existing and proposed development. Furthermore, many streets across the scheme will be designed as low speed areas where play will not be inappropriate and key areas of open space have the potential to become attractive and valued elements of the wider public realm.

Mix

4.24 As noted above, draft CLP policy H7PU, 'Housing Density and Mix', seeks that new development offers dwelling types and sizes provided to address local needs. Proposals seek therefore to provide predominantly 3 and 4 bed family homes (comprising 147 dwellings / approx' 89.6% of the wider mix), with other dwellings including smaller 2 bed (7.9%), but also larger 5 bed homes (2.4%) each offering variety across the wider mix. Indeed, across the overall mix of homes, both smaller scale and larger scale homes shall provide 'step up' housing opportunities - each of these helping create a balanced community on the site as follows:

2 bed homes

- 2B semi-detached houses (10 units) 2B detached bungalows (3 units);

Total: 13 units (7.9%)

3 bed homes

- 3B semi-detached houses (46 units), 3B detached houses (44 units);

Total: 90 units (54.9%)

4 bed homes

- 4B semi-detached houses (12 units); 4B detached houses (45 units);

Total: 57 units (34.8%)

5 bed homes

- 5B Detached houses (6 units)

Total: 4 units (2.4%)

Grand Total: 164 units (100%)

4.25 The proposed mix of types and sizes outlined above is based on Gleeson Homes' assessment of the local market and reflects what the company considers to be appropriate to meet the demand in this area.

4.26 The issue of proposed tenure and affordable housing delivery is discussed in more detail within the accompanying Planning Statement, but it is important to note here that draft CLP Policy H8PU, 'Affordable Housing' sets an affordable housing requirement of 10%, of which 40% should be offered as discounted or starter homes (25% of which must then also

meet the definition of First Homes), and 60% should be rented.

4.27 The wider DPA submission and accompanying Planning Statement includes an affordable housing statement supporting proposals for 16 affordable dwellings 25% of which shall be First Homes to conform with national planning policy and 75% of which shall be offered at 80% of open market value in perpetuity. Across the proposed development area, affordable units are well distributed and shall be tenure blind. The proposed location of all affordable units locations is identified on the submitted DSLP.

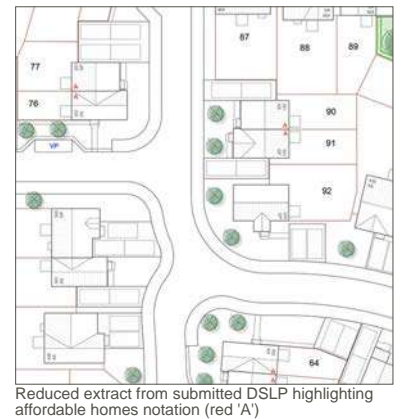
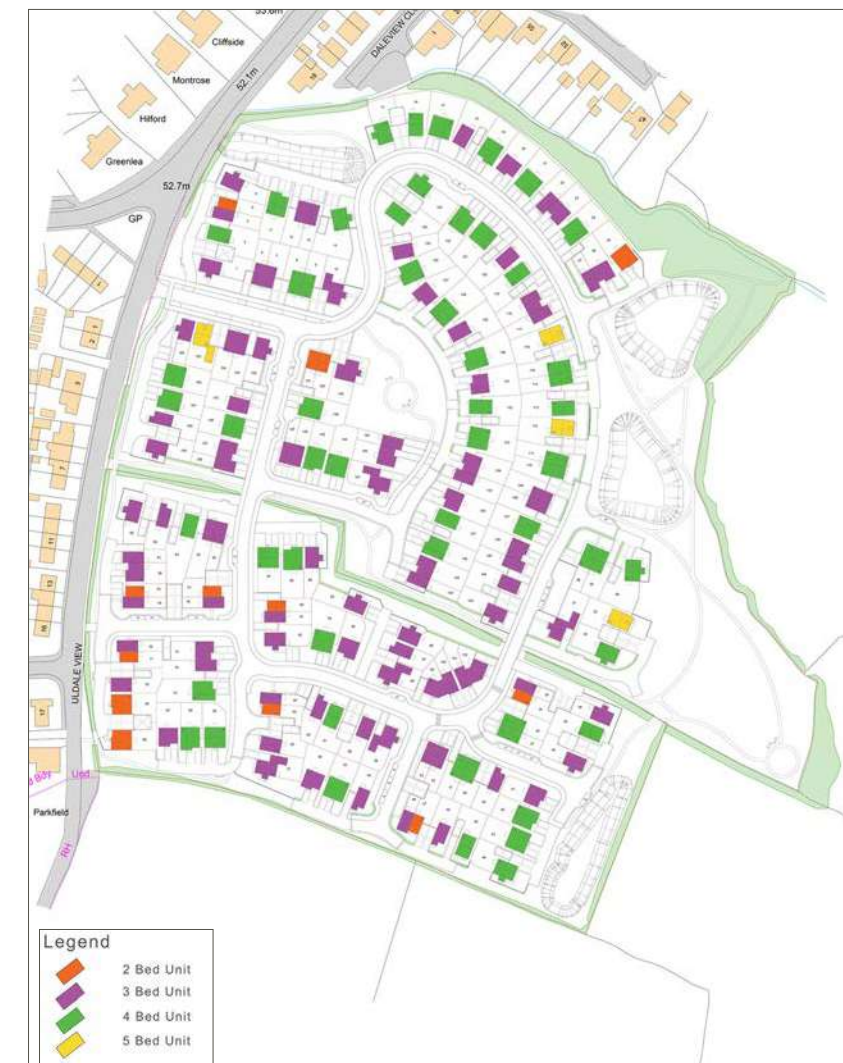


Diagram highlighting the distribution of development typologies across the proposed application area



Development diagram highlighting housetypes by size (bedspace) across the scheme.

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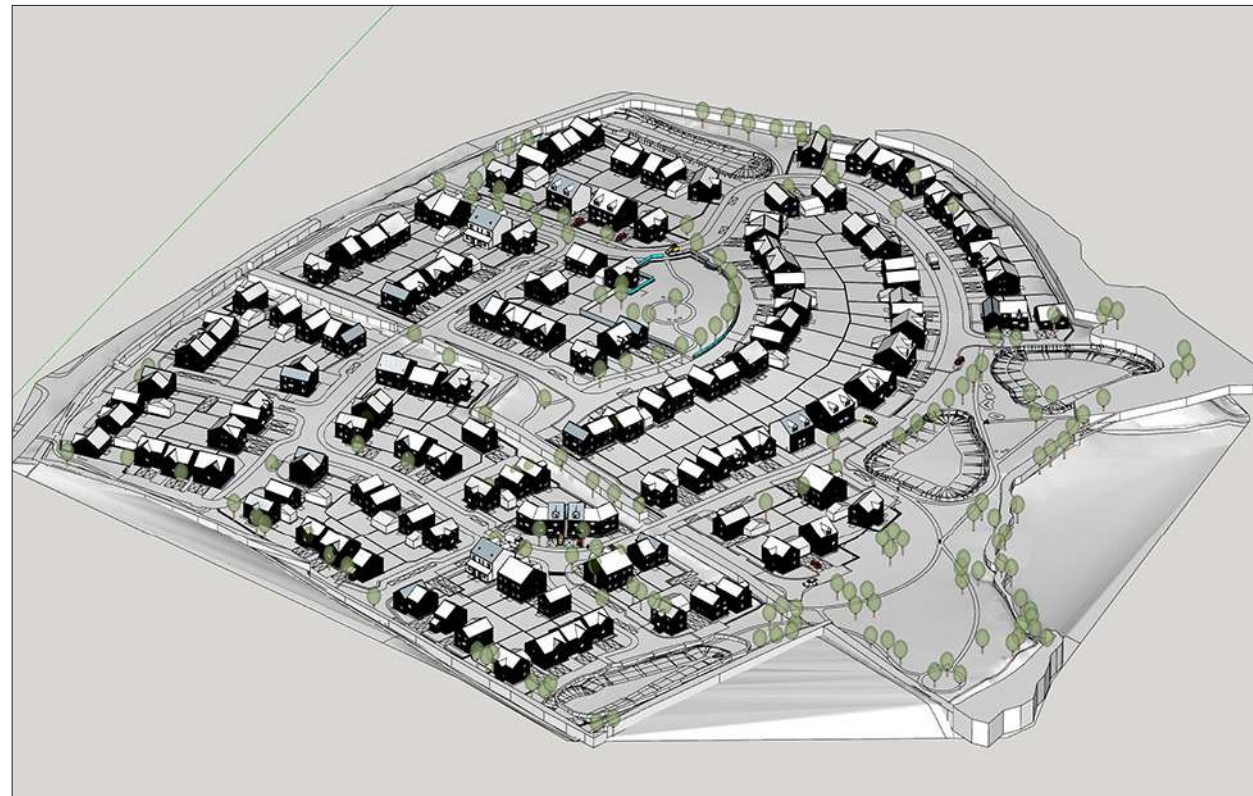
- 4.28 Proposed open market housetypes range from the 2-bedroom homes offering 691 sqft up to 5-bedroom dwellings offering 1586sqft of accommodation with the 15no different dwellings in between appealing to a wide range of housing needs.

Accessible and Adaptable Homes

- 4.29 As a result of the national housing standards review, the Government has amended the building regulations and allowed local authorities to set 'optional' building regulations requirements where there is local justification. Policy DS6PU, 'Design and Development Standards' explains that CBC will expect all new development to meet high-quality standards of design and 'be of flexible and adaptable design';
- 4.30 Gleeson Homes are currently addressing the issue of Accessible and Adaptable Dwellings across their housetype range and are pleased to confirm that as part of this DPA, all '254', '359', '360', '369', '390', '455', '490' and '590' housetypes will be fully M4(2) compliant. These homes together amount to 66no units and on this basis, 40.2% of all homes across the scheme will meet Accessible and Adaptable Homes requirements.

Summary

- 4.31 By way of summary, Gleeson Homes has developed an excellent working knowledge of the requirements of people from varied backgrounds such that the proposed dwellings reflect the aspirations, needs and requirements of a wide range of potential future residents. Gleesons proposed mix shall provide good opportunities for residents to move up the market to modern larger living space house types
- 4.32 Development of 164 units represents an appropriate response given the site's principal constraints and opportunities and therefore proposes the right 'amount' of development for the site.



Model extract - viewing the development and associated levels from the south east looking across the proposed open space and south easterly SUDS pond and entire Eastern Edge set back, footpath network and further SUDS areas



Reduced extract from the proposed Proposed Detailed Site Layout Plan 73D-MJG-100 RevE

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5.0 Layout and Character Areas

5.01 Draft CLP 2021-2038 Policy H6PU: – ‘New Housing Development’, clearly highlights Cumberland / CBC’s expectation that all new development must reach a high standard of design, whilst improving social interaction (Policy DS6PU) and the connections between people and places. Furthermore, all residential proposals should aim to ensure that;

“The design, layout, scale and appearance of the development is appropriate to the locality.”

5.02 As noted within Section 2.0, Egremont comprises many interesting buildings, diverse street patterns and attractive public spaces resulting in a good quality townscape. As such, consideration has been given to key requirements set out in the CLP and throughout wider aspirations from the NPPF - this encouraging schemes that ‘are sympathetic to local character’ and have regard to ‘the surrounding built environment and landscape setting’, ensuring proposals (para 130);

“Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;”

5.03 Policy and guidance also sets out that within any well designed development proposal, the public realm and urban environment should be readily understood by residents and visitors alike, with a place’s layout, structure and embodied ‘legibility’ an issue demanding careful attention throughout the design process. Designers and developers should aim to identify opportunities to introduce key frontages or landmark buildings, views, vistas and focal points throughout proposals, in order that new places contain the key messages that people find reassuring and look for within urban environments.

5.04 These have each been considered throughout the formulation of development proposals for Land off Uldale View, Egremont, with the submitted DSLP incorporating patterns of development that are easily understood, create streetscene interest and are human in scale; the overall intention being that the scheme appears authentic and visually satisfying,

rather than contrived. Throughout the scheme, homes will be arranged around an underlying structure that is both highly legible and well connected to its topography and surrounding context, with proposals generating good, well overlooked routes for safe movement and open space.

5.05 Furthermore, proposed development will have a tangible character and identity that responds to the site’s immediate context, landscape, connections, and local distinctiveness; all set within the wider southern margins of Egremont and its surrounding rural areas. On this basis, appropriate development of the site will be achieved through:

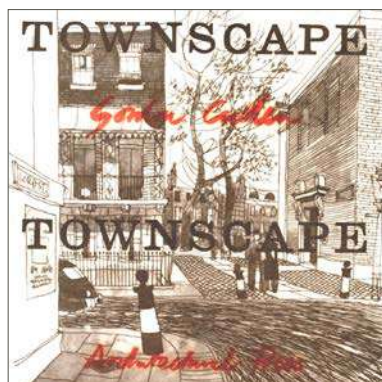
- The use of a variety of building typologies incorporating a range of tenure options etc. arranged into interesting and attractive runs and groups
- The inclusion of significant buildings and / or key elevations in prominent locations
- The alignment of pedestrian networks and their interaction with key destinations, vehicular routes, retained and proposed hedgerows and trees, junctions and important ‘nodes’
- Variation in highway verge, boundary and surface treatments; and
- The location and treatment of soft and hard public realm and public open space or other planted areas

These several objectives form the key focus of this D+AS Section, ‘Layout and Character Areas’.

5.06 Gordon Cullen (1914-1994) believed that if designers could describe a journey through



Reduced extract from the proposed Proposed Detailed Site Layout Plan - Coloured 73D-MJG-101



Cullen's 1961 'Townscape' - a key urban design text

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a proposed layout or Masterplan, they would necessarily engage with the three dimensional opportunities and challenges offered by a design. Any layout should therefore be capable of being interpreted as a sequence of spaces or 'character areas' where built form and landscape work together to create a range of attractive, interesting and unique experiences for residents and visitors alike.

Layout Commentary - Key Features and Character Areas

- 5.07** In order to 'break down' the scale of the proposed development and arrange dwellings into understandable groupings or entities, eight distinct yet overlapping 'character areas' have been identified. Each of these have been determined to a degree by the site's immediate context,

constraints or features that it was felt needed to be included, removed or exploited as integral elements of the proposal, with areas also defined by density, scale and height, the massing of units, size of plots and amount of space about them. These spaces and resulting character across key pockets of the scheme are then influenced also by factors such as whether dwellings are semi-detached or detached, read as terraces and in addition whether units are served by frontage or side, on-plot or off-plot parking, together with how proposed homes address the public realm or frame the street.

- 5.08** Character is also defined and affected across proposals by the way in which boundaries are formed, the degree to which landscaping is a dominant feature and whether gardens or frontage areas etc. feature more strongly across streetscapes. Finally, scheme character will also be reinforced by architectural style and the materials buildings incorporate. This issue is touched upon here and in Section 8.0, 'Appearance', but it is important to note that proposed housetypes are well proportioned, incorporating an attractive range of features that will offer variation, colour and warmth to the streetscene.



Character Area One - Entrance Gateway and Boulevard

Area One - Entrance Gateway and Boulevard

- 5.09** The proposed 'Entrance Gateway and Boulevard' character area will become the primary access point into the wider HEG3 allocation and main development area. Beyond 2no distinctive rendered 359 corner turning units to each side of the



Early concept / development diagram - Entrance Boulevard

main access from Uldale View (plots 1 and 164), the area will then become a distinctive tree-lined avenue; a key axis and visual corridor running east - west, also feeding into 'Central Green' to the east.

- 5.10** This intentionally more urban area will be defined by its key axial street and consistent building lines almost uniformly framed by semi-detached 2.5 storey homes - these again finished consistently with render front elevations. Low stone walls characteristic of the local area will then provide further definition and enclosure alongside avenue street trees set within a consistent verge area alongside - these key elements each offering a more formal and 'civic' character to emerge.

- 5.11** Render will be off-white or cream with grey thin edge tiled roofs accommodating dormer elements reminiscent of town centre buildings. Side driveways will aim to reduce the impact of cars across this important area, with the related intention of maintaining continuity and enclosure across the space with the proposed low stone wall generally containing front gardens of between 3 - 5m

- 5.12** Finally, it is important to note that the existing mature roadside hedge to Uldale View will be largely maintained along the full extent of the site's western boundary although in order to improve the scheme's townscape presence



White and cream render is common throughout Egremont. Dormer details are also quite common



Low natural stone walls are a common feature throughout Egremont



Design cue - avenue trees



Egremont town centre with render units and frequent street trees



Design cue - avenue trees and verge



Development diagram highlighting the locations of the five proposed Character Areas

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Character Area Two - Central Green

and relationship with Uldale View, that section of existing hedgerow located between the existing gated field access and proposed new development access will be removed to enable greater visibility from the surrounding area towards plots 1-3 and 163-4. New tree planting and low level shrubs / areas of wildflower planting will also offer an attractive foreground to proposals across this key frontage zone.

Area Two – Central Green

5.13 'Central Green' will become an important element of proposed public open space networks, located as it is at the heart of the wider developed scheme. Indeed, coincident with the site's highest elements and consistently overlooked by surrounding proposed dwellings, the space will be framed by units accessed from lower key, generally curved private drives

to the east; these serving medium to lower density homes of a generally larger scale. Here, units will more commonly incorporate gabled elements adding pattern, variety and interest to the areas main frontages and roofscape.

5.14 A key area for interaction, Central Green will also incorporate important footway connections following desire lines through the space and areas of seating (proposed to be formed from several large rocks) encouraging rest, enjoyment and low key interaction. As such, the space will become a slightly more formal area of repose, characterised by managed / mown grass to the majority of the space and bulb planting beneath several proposed trees to south westerly margins that help filter views through to fenced garden areas associated with plots 142-148 and 148/9. Low shrubs and limited swathes of wildflower mix might also be appropriate. Importantly the space will also be clearly defined by marginal vertical railings - these offer in a more urban, civic quality.

space accommodating attractive parkland trees organised into a crescent to reflect the alignment of adjacent drives. Detached 2 storey homes; most incorporating gable features, will be common across the area, with very limited 1.5 storey '340' housetypes also appropriate. Dwellings will mostly be finished in buff brick, with limited render to key units then offering variety and interest across the space. Rendered plots 129, 130, 131 will also draw the eye in axial views from the site entrance through the Entrance Gateway and Boulevard character area. As elsewhere across the scheme, corner turning units will be utilised across key edges framing the space as at plots 143 and 149



Design cue - vertical railing defining Central Green



Design cue - local stone / rocks for seating - low maintenance in perpetuity

5.16 A greater number of units incorporating integral garages will also be in evidence, these often enabling deeper front gardens of between 5-12m and defined in turn by low hedging that will bring a softer quality

to character area margins, especially around private drives east of Central Green.

5.17 Following comments from Cumberland's Parks and Open Spaces Officer and in order to ensure consistency and 'green flow' between key areas of proposed open space, an extension to Central Green



Design cue - low hedging



Illustrative Sketch - Entrance Gateway / Boulevard (bottom left and centre) and Central Green (centre and right)



Early concept / development diagram - Central Green

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Character Area Three - Eastern Edge

by way of an additional verge area accommodating further attractive street trees to the fronts of plots 141-143 is proposed - this also offering linkage with the key cross-site East West Linear Park to the south (see Area Six, below).

Area Three – Eastern Edge and Thornhill View

5.18 Landscape will become a much more 'present' element in the



Design cue / sketch - lower density pond-side development



Gleeson's 'Rural' product with glazing bars to openings, string coursing etc.



Design cue - leisure paths and lower density edge



Design cue - lower density development alongside riparian / marginal planting etc.

wider streetscene across 'Eastern Edge', enabling assimilation with both countryside areas and the River Ehen corridor to the east of the HEG3 allocation and further open countryside towards Thornhill to the south. Characterised by areas of new tree planting, wildflower meadow, metal estate rail fencing alongside the 3no proposed SUDs features to the east and retained and reinforced hedgerow to eastern and southern margins, medium and larger scale detached (and sometimes semi detached) homes set within larger plots will offer a medium to lower density grain and response.

5.19 Built form will mostly comprise 2 storey family dwellings, with a single bungalow also appropriate alongside woodland and the narrow beck to the site's north-easterly boundary (plot 25). Larger scale detached and semi-detached 2.5 storey homes are also proposed however around plots 108-116, 28/29 and 32, where upper floors will be able to take full advantage of extensive easterly views. Across these areas too, greater spacing between dwellings will generally be achieved due to the convex alignment of easterly streets running through the area and across adjacent private drives.

5.20 Proposed built form, general plot design, boundaries and proposed planting will each help create a more informal and organic feel, with the area offered further distinction through the consistent use of Gleeson Homes' 'rural' elevations across Area Three. Incorporating glazing bars to key openings, attractive yet simple brick string course detailing between floors and arched brick voussoirs and soldier course sills, all units will also be uniformly finished in buff brick - this also assisting in the development's wider assimilation in views from the east and south. As the only character area where 'rural' elevations will be used, proposed homes shall also offer a tangible contrast to those brick or rendered 'urban' elevations

used elsewhere.

5.21 With above factors in mind, Area Three's overarching character shall flow from the fact that all

proposed built form will be located alongside substantial areas of open, undeveloped land - this accommodating significant new tree planting and several attractive SUDs ponds. Estate railing will be used to define these attractive water bodies and offering a familiar local boundary typology and 'countryside edge' feel with hedgerow garden boundaries also appropriate. In addition, these attractive natural and inherently green / riparian areas with sedges and reeds etc. to pond margins will be well overlooked by adjacent homes; criss crossed also by a generous network of marginal paths. Infrequently mown margins with wildflower planting and, potentially, bulb planting set below clusters of indigenous new trees and occasional shrub planting will filter but not obscure views out from proposed dwellings to open countryside and the LDNP beyond. Footpaths will also offer the opportunity for future connectivity to informal paths alongside several field margins down to the wider River Ehen corridor to the east.

5.22 It is important to note that Eastern Edge will also accommodate low level play equipment including stepping stones, balance beam and timber walkways etc. whilst towards the very far eastern promontory of land within the proposed DPA boundary a sitting / viewing area (again utilising rocks rather than traditional street furniture) will also be accommodated as shown.



Design cue - estate style fencing



Design cue and site elements - north easterly beck and vegetation



Design cue - informal planting, grasses sedges and wildflower mix introducing colour and interest



Design cues - low level timber play for young children to Eastern Edge



Design cue - local stone / rocks for seating - potential for use within proposed viewing area

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Expansive views across to Thornhill from the site's southern boundary

5.23 Several key elements that help generate character across 'Eastern Edge' will also be present as units move west into the 'Thornhill View' element of Character Area Three. Here, homes sited to southern margins are orientated to again maximise views, with dwellings enjoying an open aspect south over rolling countryside towards Thornhill. Again, verge areas and pockets of open space beyond private drives have potential to accommodate leisure paths and links wherever possible alongside the mature retained southern boundary hedgerow. Units across the Thornhill View area shall again be uniformly

possible alongside the mature retained southern boundary hedgerow. Units across the Thornhill View area shall again be uniformly



Character Area Four - Uldale Edge



Parkfield



Uldale View - proposals look to retain existing hedging and level changes with units set beyond and into the site avoiding conflict with existing parked vehicles etc.



Trees in open space as appropriate or to reinforce hedgerow boundaries

semi-detached and detached homes then enjoying open plan front gardens to private drive or footway edges as appropriate.

5.26 As across many parts of the wider scheme, corner turning homes are sited to key edges and areas of the proposed layout (plots 82 and 159 for example) - these units, in leading into the 'East West Linear Park and Retained Hedgerow' character area, then offering contrast in the streetscene and finished in buff brick. These key units are also defined by low level timber kick rail to garden edges.



Existing stone walling alongside a limited stretch of Uldale View could be retained

finished using Gleeson's 'rural' elevations as highlighted on the submitted 'Proposed Boundary and Elevation Plan (for more detail see Section 8.0, 'Appearance').

Area Four – Uldale Edge

5.24 Proposed units across the Uldale Edge Character Area consistently face west, served

from low-key private drives that not only enable the retention of existing hedgerow and avoid conflict with parked vehicles, but also maintain existing level changes and an increasingly rural character moving south.

5.25 In addition, area four will be defined by units with front elevations finished almost consistently in render beneath thin edge grey tiles to echo existing units opposite, with predominantly 2 storey

5.27 Crucially, and with the space to accommodate a linking footway between the main site access alongside plot 164 and proposed EVA connection alongside plots 72 and 78, 'Uldale Edge' will enable the retained / reinforced existing hedgerow and associated grassland / wildflower covered embankment



Potential for bungalows - render with buff brick detailing, sills and lintels

to continue to define local character, with adjacent units set back beyond footpaths through open space, private drives and attractive green space. Across this foreground area, several new trees will also be accommodated; these filtering views towards new homes and offering a softer edge to Uldale View.

5.28 To the south of the proposed EVA, plots 68 and 69 are proposed as bungalows - this reducing these units' overall streetscene impact, deferring to 'Parkfield' opposite and enabling an easier transition alongside a pocket of proposed open space to countryside areas and the existing rural lane to the south. It is also important to note that plots 68-70 will be finished in a more muted burgundy brick type, this chosen to align with the sandstone 'Parkfield' opposite.

Area Five - Daleview Edge

5.29 Daleview Edge will be characterised by its strong interface and relationship with existing Daleview Close and Daleview Gardens properties; defined by a significant northerly offset and open space to north western site margins and further east by units that consistently back in to existing homes along Daleview Gardens (with back to back to back distances well in excess of usual standards - see Section 6.0, 'Development Scale and Privacy').

5.30 Intended to offer a generous offset from development around southern elements of Uldale Close (including No16's large picture windows), the proposed northwesterly open space will also accommodate important desire lines and pedestrian connectivity to Bookwell, the areas adjacent pond / swale feature also well overlooked by surrounding development from the south and offering



Character Area Five - Daleview Edge

Land off Uldale View, Egremont

Design and Access Statement



Panoramic view looking north from the site's central high point towards rear property boundaries associated with homes along Daleview Gardens. Homes predominantly red brick



Recently developed red brick Gleeson homes of Fell View Drive



Red brick Gleeson housetype 436 or 'Broadale'.



No 16 Daleview Close viewed from Bookwell

opportunities for both bulb planting beneath clusters of trees and indigenous shrub planting and areas of grassland incorporating wildflower mix as appropriate.

5.31 Due to existing topography and the desire to work with localised contours, Area Five area will also be characterised by a more informal and organic alignment to streets with all proposed units across this part of the scheme finished in red brick - this intentionally taking strong reference from adjacent development areas to the north. Along this area's curved street pattern, semi-detached and detached homes of predominantly 2 storeys will be most appropriate, (alongside some 1.5 storey typologies), most dwellings across the area also incorporating integral garages, open plan front gardens offering a more typical streetscene. It is noteworthy however that plots 5, 14, 15 and 123 will each perform important roles in the streetscene - successfully offering dual aspect across adjacent roads or open space as the development moves through this part of the scheme or units face attractive green areas, the proposed pond or adjacent grassland of planting.

5.32 To the north of the proposed rear garden boundaries to plots 15-25, a further landscape buffer is proposed as reinforcement to existing vegetation. Helping to mitigate and filter views from existing development the area would incorporate appropriate indigenous tree and



Existing stone kest / hedgerow running east - west across the site



Area Six - East West Linear Park and Retained Hedgerow Character Area

shrub planting and is referred to across Westwood Landscape's LVIA.

Area Six - East West Linear Park and Retained Hedgerow

5.33 The 'East West Linear Park and Retained Hedgerow' character area shall be anchored around and largely characterised by a key existing stone kest / hedgerow feature running east - west through the entire HEG3 allocation. Accommodating leisure paths and footways that will in turn offer attractive links to both the 'Eastern Edge' character area to the east and Uldale View to the west, homes framing this important linear park will generally be 2 storeys in height and comprise a mix of 2, 3 and 4 bedroom family dwellings; most with front gardens or side gardens to special corner turning homes. Indeed, units will consistently overlook this key space and again, detached and semi-detached units will be

most appropriate.

5.34 Across Area Six, built form shall be defined by a mix of dwelling types with streets and private drives following irregular alignments that enable adjacent developed frontages to follow the route of the retained hedgerow. As such, medium density semi-detached and detached homes will be appropriate with corner turning typologies used to key edges, offering maximum surveillance throughout the area.

5.35 Dwellings framing this attractive landscape corridor will be predominantly finished in buff brick; their muted tone complementing the overall feel and character of the zone. Side driveways between or behind key units as at plots 93 and 96, 103, 141 and 159, will then aim to reduce the impact of cars across the streetscene, maintaining continuity and enclosure alongside this key linear space. Front garden and side gardens of between 3 - 7m will generally complement adjacent grassland areas around the retained hedgerow / kest - these mostly open plan and running out to private drive or footway edges as appropriate. To some locations however, there will be potential for knee rail / birdsmouth fencing to define the linear park edge as alongside plots 89-96.



Design cue - development fronting open space and hedgerow



Play and interaction with open space networks

Design cue - knee rail / birdsmouth fencing



Concept / development sketch - East-West Linear Park and Retained Hedgerow (not to scale)

Land off Uldale View, Egremont

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Design cue - tree planting to front gardens

5.36 Across the Area Six, there will be clear potential to increase biodiversity alongside the retained stone kest / hedgerow through introduction of wildflower mix / species rich grassland and bulbs to offer seasonal colour and interest. There will also be potential for occasional tree planting; especially where the linear park widens and is coincident with changes in direction (as to the front of rendered landmark plot 141).

Area Seven - South Easterly Housing Square



Potential for occasional tree planting where linear park widens coincident with changes in direction

5.37 Reminiscent of smaller scale terraced cottages and traditional typologies found across traditional elements of Egremont, (Lamb Lane etc.), area seven offers a coherent pocket of higher density townscape coincident with a key change in direction and generally framed by tightly spaced semi-detached units creating the appearance of more tightly knit terraced forms. Units will mostly front parked with distinct surface materiality throughout. Indeed, entry into this key node from all directions shall be announced by cross carriageway strips that in turn contain macadam areas with chippings, these offering contrast to streets elsewhere across the development.

5.38 South Easterly Housing Square will be uniformly framed by 2.5 storey 390 or 490 red brick units other than at plots 99 and 102, where special 2 storey angled units will frame key corners on entry to the space - these enabling a



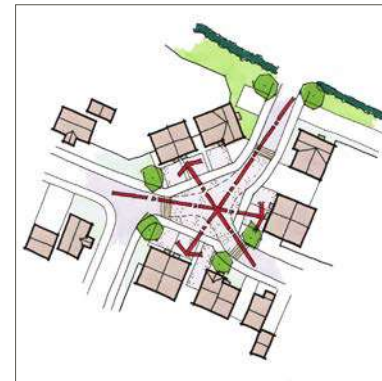
Area Seven - South Easterly Housing Square



Aggregate blend incorporated within macadam surfacing - potential for contrasting streetscape to housing squares



Transition Strips or ramps could announce key elements of the proposed public realm



Early concept sketch, housing square



Existing red brick terracing, Egremont



Red brick



Area Eight - Southern Development Core

continuous frontage to the street. With most units front parked and spaces hard paved, dwellings are then sited to act as strong stop vistas - the space offering a coherent 'pause' in the streetscape and 'flow of the surrounding scheme - with plots 36/7 acting as a terminus in views from the west, 50-53 to views from the north and then 100/101 in views from the south east. Parking areas will also be framed by attractive columnar street trees - these reminiscent of those that characterise townscape at the centre of Egremont. As such, Area Seven will be an attractive and memorable element of the scheme, aiding legibility.

Area Eight - Southern Development Core

5.39 Although framed by units with open aspect front gardens and typologies similar to several other elements found across the scheme and described above (Area Five for example), Area Seven will be distinguishable from all others as a result of the fact that all units will be finished in a muted burgundy brick type; this chosen to align with more traditional sandstone dwellings, Egremont town centre and rural buildings / outhouses found across the wider area and countryside contexts.



Illustrative Sketch - South Easterly Housing Square



Picket How Farm and outbuildings - finished in local sandstone



Marshalls 'Leamington Wine' or similar will offer distinction from other elements of the scheme within Character Area 8 - Southern Development Core

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5.40 Character Area Seven was introduced in response to feedback from Cumberland /CBC officers as referred to in Section 3.0 and serves to improve scheme legibility and overall scheme character.

Layout - Further Observations

5.41 Across the scheme, clear definition between public and private realm areas is established, with all properties accommodating 'defensible space' to their frontages (or sides on corner plots) and a variety of hard and soft treatments to the street - some offering physical enclosure (hedges, railings, shrub beds etc). As such, 'active frontages' shall exist throughout the site, creating a safe and naturally well surveilled environment.

5.42 All the properties will have individual footpath accesses to their rear gardens, giving direct control over their own private domain. This will aid security, but also still allow easy access. Marginal footways will then enable waste and recycling to be located to the rear of properties and away from the streetscene.

5.46 With regards to designing out crime and as noted above, Gleeson Homes and their design team have endeavoured, through production of the DSLP, to provide all properties with defensible boundaries either through provision of walls, fences, planting or a change in materials. Furthermore, all areas of the development, including public open space will be consistently overlooked by the proposed dwellings in order to lessen the opportunity for anti-social behaviour. Where, houses will be modified at key corners to accommodate gable windows or other relevant features that encourage surveillance over the public realm.



Avenue trees - as proposed alongside the 'Entrance Gateway and Boulevard'



Design cue - path through open space



The importance of open space and networks for play



Egremont Town Hall

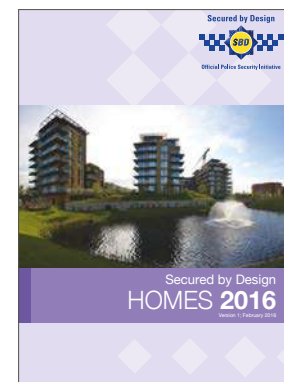


Places and spaces in which to socialise

5.47 The 'Maximising Security through Design' document, prepared by Gleeson Homes (a copy of which is submitted with this application) demonstrates the company's commitment to enhancing the security of its homes and developments. The document identifies design solutions which reduce vulnerability to crime.

5.48 This approach also accords with draft CLP Policy DS6PU, and in particular, Policy DEV5, 'Design and Development Standards', which encourages housebuilders to

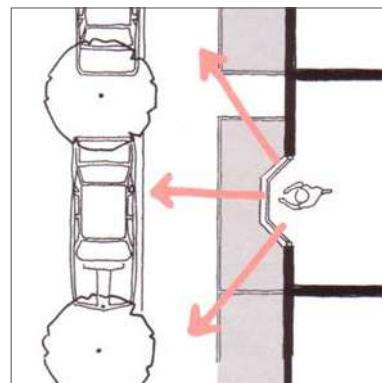
"Incorporate measures to design out crime and reduce the fear of crime, taking into consideration secured by design principles"



Secure by Design



Model extract - viewing the development and associated levels from the south looking across the proposed open space and south easterly SUDS pond and entire Eastern Edge set back, footpath networks and further SUDS areas to the east and north east of the main development area



Streets should be well overlooked

5.43 Wherever possible, all dwelling's private amenity space back onto other gardens or are screened from public areas by either 1800mm brick walls, vertical boarded fencing, or hedges. Party rear boundaries are then generally formed by 1800mm vertical open board fencing. Where fencing is specified to the streetscene, rails are located inboard to reduce climbing potential.

5.44 All new dwellings have car parking in curtilage.

Secure by Design

5.45 Paragraph 127 of the NPPF highlights that all development should:

"create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Land off Uldale View, Egremont

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6.0 Development Scale and Privacy

- 6.01 New development should; as far as possible, aim to have close regard to local character - particularly in relation to matters such as building lines and frontage, heights, massing and the space between buildings; boundary treatments, landscaping and topography. On this basis, it is important to note that the allocated DPA area is set within clearly defined marginal boundaries and as a result, is relatively well contained - the site offering a suitably located and sustainable addition to the existing built up area of Egremont; new homes offering a logical extension to the south of the settlement. As such, proposals will not result in the creation of unsympathetic urban sprawl.
- 6.02 The location and function of undeveloped areas and open space, edge planting and the issue of scheme visibility, have also been key factors in defining the proposed development



Diagram highlighting the distribution of development by storey height across the proposed application area. Taller buildings (purple) are intentionally focussed around central areas of the scheme or in positions where they can function as key 'stop vistas'



Face to face distances to tighter grained areas

area's footprint, as touched upon across Sections 3.0 to 5.0 above. It is also important to note (see para's 4.07-4.10 above), that a key objective of Westwood Landscape's work has included the establishment of not only a logical, well defined edge to any wider development 'footprint' for the scheme, but also in particular, the easternmost point at which new dwellings could be built, yet fully justified in landscape terms. As a result, DPA proposals are based firmly upon these findings, with the overall scale of development both logical robust in terms of its scope, coverage and overall extents.

- 6.03 Finally, it should also be noted that development quantum, site coverage and density have also been cognizant of existing local development patterns, grain and context, as highlighted through reference to local townscape form and associated analysis; again as touched upon in more detail within Sections 2.0 and 4.0 above.

Massing and Privacy

- 6.04 Proposals align well with CLP policy and guidance relating to the issues of amenity, massing and privacy, with draft Policy H6PU, 'New Housing Development', stating that development will generally be supported where it ensures that:

"Privacy is protected through distance or good design; [and the] ... development will have no unacceptable overbearing impact upon neighbouring residents due to its scale, height and/or proximity;"

and that:

"An acceptable level of amenity is provided for future residents and maintained for existing neighbouring residents in terms of sunlighting and daylighting;"

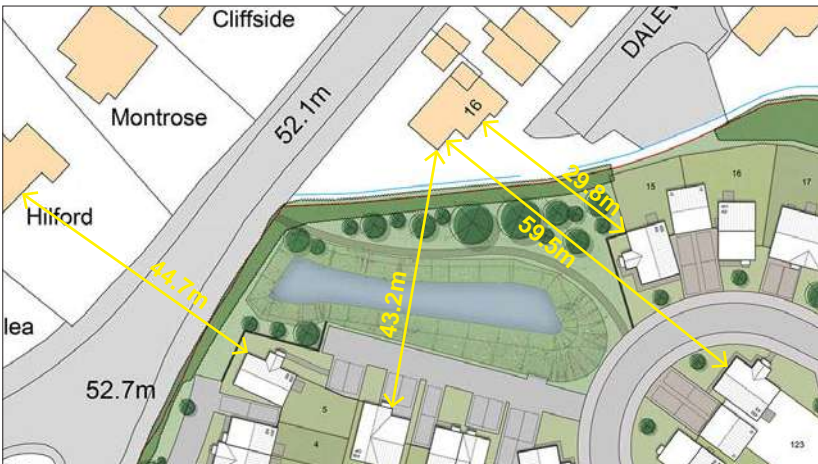
- 6.05 Throughout the design process, these issues have been closely considered - this clearly evidenced in connection with the site's northern boundary and relationship with existing

development around Dale View Close and Dale View Gardens, where, for example, easterly 'back to back' distances as proposed are well in excess of usual standards, whilst further west, a significant area of open space is proposed; this containing not only an attractive and functional SUDS pond, but also convenient public access connectivity to Bookwell.



Central Egremont - higher density core areas and 2.5 storey development

- 6.06 All 17no proposed housetypes as utilised across the 164 unit DPA area are being submitted for approval. The overall majority are two storeys in height; this respectful of and congruent with existing residential townscape located locally and across Egremont. A further single storey unit (the 254 'Moy' bungalow) is then intended to reflect local typologies along Bookwell (also assisting with the development's assimilation to the south), whilst 3no 2.5 storey typologies are then intended to echo several town centre buildings which can often incorporate dormer details into key roof lines, this adding further variety and interest.
- 6.07 Dwellings across the scheme will have eaves and ridge heights similar to those across not only the adjacent developed context, but also Egremont itself. Key height data relating to several 'sample' housetypes as proposed are highlighted below (ridge heights following eaves heights):



Generous face to face and gable to face distances between proposed units overlooking open space and existing homes around Dale View Close, Bookwell to the west and Uldale View to the north

Land off Uldale View, Egremont

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Generous face to face distances between units overlooking Uldale View. Plots 68 and 69 opposite 'Parkfield' will be single storey bungalows

- Typical 2bed bungalow (254) - 2,675mm / 5,706mm
- Typical 2 bed semi (201) - 5,000m / 7,917m;
- Typical 3 bed semi (301) - 5,000m / 8,325m; (302) 4,970m / 7,190m;
- Typical 3 bed detached (337) - 5,000mm / 7,497m; (360) 5,064m / 7,285m, and,
- Typical 4 bed detached (401) - 5,000m / 7,322; (436) 5,00m / 7,655m; and,
- Single storey garages 2,455m eaves / 4130m ridge.

6.08 Those 2.5 storey homes that are proposed are generally located at points that generate streetscene impact or reinforce the design intentions of the several proposed character areas introduced at Section 5.0; positioned for example along Entrance Gateway and Boulevard and throughout the South Easterly Housing Square where they will frame

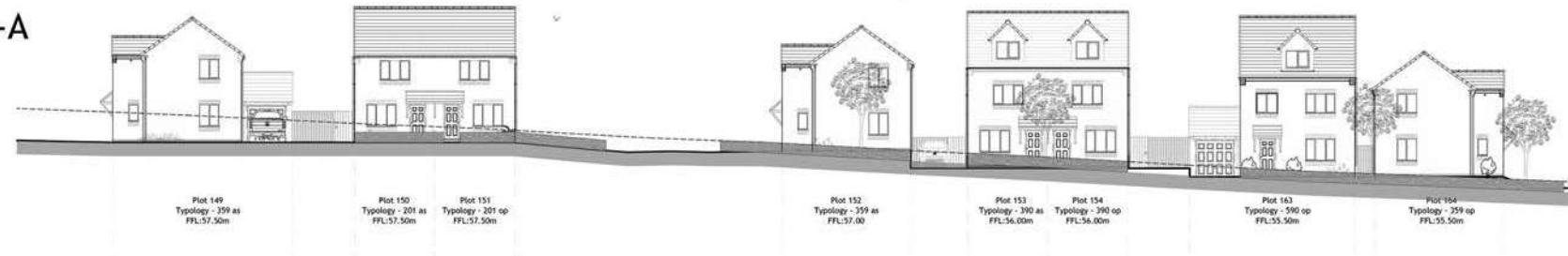
space or function as 'stop vistas' in long views through the scheme. For information, the 3 bed 390's ridge and eaves heights are 5,600mm and 9,147mm respectively, whilst the 4bed 490 housetype and 5bed 590's eaves both measure 5,600mm, whilst ridge heights rise to 9,474mm and 9,373mm respectively. Indeed, vernacular elements across Egremont's townscape and surrounding suburbs and villages (see Section 2.0) have each provided constant design cues and references.

6.09 Privacy distances internal to the site are then generally in accordance with accepted national guidelines and homebuilder industry standards. In the absence of explicit Cumberland / CBC planning policy or SPD, back to back distances and distances between facing primary windows have generally been set at around 21m, with primary window to gable distances set at around 12m. As already noted, these have been far exceeded along the site's northern and western boundaries, but it is also important to note that they have also been exceeded where topography tightens across the site, with differences in levels between rows reflected in quite disparate finished floor levels across some pockets of the wider development area. Indeed, between plots that face west



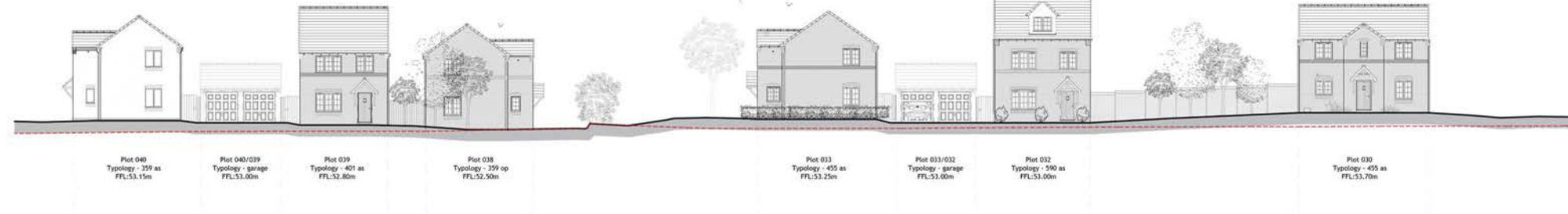
Generous back to back distances between proposed and existing homes along Uldale View to the north but also between plots that face west over Central Green and east across the Eastern Edge area due to changes in levels

SECTION A-A



Reduced extract from drawing 66D-STO-107 Rev B - schematic streetscene / Section A-A looking at proposed development overlooking lower density Western Linear Park character area. Front garden areas, hedgerow and tree planting will be a key feature

SECTION C-C



Reduced extract from drawing 66D-STO-107 Rev B - schematic streetscene / Section A-A looking at proposed development overlooking lower density Western Linear Park character area. Front garden areas, hedgerow and tree planting will be a key feature

across Central Green and then east across the Eastern Edge area, proposed unit back to back distances generally measure in excess of 25m as highlighted across diagrams opposite and on the previous page. These and several other diagrams and layout extracts each serve to highlight several face to face, gable to face or back to back distances across key areas of the wider DPA proposals.

6.10 The full size 1:200 scale (A0) streetscenes submitted as integral elements of the detailed planning application show that the scheme is of an appropriate scale and respects the environment in which it sits. As such, new development will appear well integrated with surrounding contexts - new units offering continuity of form, materials, scale and overall aesthetic.

Land off Uldale View, Egremont

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7.0 Landscaping and Open Space

7.01 Landscape design is an integral part of any successful development scheme. Proposals aim therefore to offer a high quality external environment incorporating green corridors, pedestrian links and public open space. The proposed approach aims to contribute to the character of the area through creation of low maintenance, useable and simple spaces which frame views, provide seasonal colour and interest, act as gateway markers, offer focal points and promote human well-being.



Play and interaction with proposed open space networks

7.02 Importantly, new landscaping will add to tree and hedgerow cover in the area and will act not only to filter views (especially from the east and south), but also enhance the area generally. Planting will also be designed to create new habitats and encourage biodiversity. As well as offering screening benefits, trees and shrubs will also help reduce windborne pollution. Although it is proposed that detailed landscape proposals will not yet be submitted, key components of the wider landscape strategy are drawn from work undertaken in partnership with scheme landscape architects Westwood.

Key Considerations

7.03 In order to create a development which responds positively to its local environment, it is essential the site complements existing landscape context and character. As such, CLP Policy DM26, 'Landscaping' states that new development

is required to relate well in terms of visual impact, scale, character, amenity value and local distinctiveness to the landscape character type or sub type in which it is located, whilst bullet points associated with policy H6PU, 'New Housing Development' highlight that planning permission will only be granted where it can be demonstrated that;

"Development proposals clearly demonstrate that consideration has been given to surrounding natural, cultural and historical assets and local landscape character"

7.04 With this in mind; development proposals aim to minimise adverse visual and landscape impacts by ensuring the development protects, recognises, enhances and builds upon existing distinctive features across the local area - these including the site's distinctive topography, key east-west kest and marginal hedgerows, together with the north easterly watercourse and adjacent woodland areas.



Existing stream and woodland to the north east of the site

7.05 As such, several key existing features and attributes are to be maintained, with existing hedgerows and boundaries



Design cue- street trees and verge areas

enhanced through additional planting and sympathetic landscaping alongside new homes. Currently, there are no notable trees on site, but new tree planting using a mixture of native and ornamental species will increase biodiversity value as well as helping screen and frame available views across the wider landscape.



Design cue - wildflower verges

Landscape Principles and Strategy

7.06 The vision for the site is to create a high-quality landscape scheme which is welcoming and responds positively to local character. This approach will be applied across the whole site, including residential streets and areas of public open space. Proposed planting will also enhance views in and out of the site whilst ensuring development is sensitive to its wider setting and context.

7.07 Proposals shall also strive to enhance ecological value and green infrastructure through the creation of new public open space and the provision of shared formal and informal spaces across the development. The design will promote legible routes with easy access for pedestrians, bicycles and vehicles taking advantage also of existing topography and long distance views from central, eastern edge and southern margins.



Front garden trees

7.08 These several principal aims will be delivered across important elements of open space across the scheme as follows;

- **Entrance Gateway and Central Green** - The creation of a key entrance and onward spine characterised by low stone walls and an elegant avenue of trees. Central Green will



Panoramic view looking south east towards the site from a field gate access alongside Grove Road and close to its junction with Ashlea Rd junction to west of Egremont.

Land off Uldale View, Egremont

Design and Access Statement

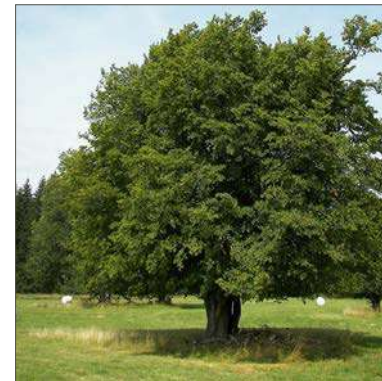


Prunus avium

then become an important area for interaction, which will also incorporate seating encouraging low level interaction or repose. The space will be clearly bound by vertical railings whilst further avenue / equally spaced street trees will bring further definition with managed mown grass and bulb planting beneath the trees. Low shrubs and areas of wildflower mix may also be appropriate

- **Western and Central Linear Parks** - A

key strip of open space to the site's western edge will enable safe passage of pedestrians north-south along Uldale View whilst also enabling connectivity between new and existing neighbourhoods at several points. Adopting a similar approach with footpath links and marginal wildflower planting, the East West Linear Park will also enable the retention of an important principally Hawthorn kest hedgerow. East West Linear Park will also help strengthen green infrastructure to provide a link between the existing urban area (west) and wider open countryside to the east and south



Trees in open space



Fagus Sylvatica (Beech) hedge

ponds and more expansive areas of wildflower meadow beyond

In addition to these key character areas, several further important objectives will help reinforce the overall Landscape Strategy including the:

- Provision of attractive semi-private defensible space to all front gardens
- Enhancement of on-site biodiversity through the planting of a diverse range of native and wildlife-friendly species; and
- The improvement of on site drainage through the introduction of key SUDS and drainage swales with native marginal planting

Planting Strategy

- 7.09 The proposed planting strategy seeks to provide a mix of species to provide ecological and aesthetic qualities to the external built environment by:

- Creating an attractive environment with year-round colour and interest;
- Being easy maintenance;
- Softening the site boundary and provide a buffer; and



Illustrative Sketch - Eastern Edge



Wet meadow with marginal species



Design cue - path through open space

- Planting trees in key focal points to frame views and lead through the site

- 7.10 NPPF paragraph 131 outlines the importance of trees within urban environments and states:

"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards)..."

Tree Planting

- 7.11 Alongside the Entrance Gateway more formal, fastigate street trees will be most appropriate to highlight this key street as a primary route, whilst within the proposed Central Green more ornamental tree species including Prunus, Betula or Cercis to front gardens and street-side areas might be most appropriate. Some gardens will also incorporate ornamental hedges which will again serve both an aesthetic and ecological value.

- 7.12 To Eastern Edge areas, more hardy indigenous species will be appropriate including Oak, Birch and Hawthorn. Rowan, Alder, Maple, Holly and Hazel will also be

appropriate species for use across this key edge.

Public Open Space

- 7.13 Key areas of public open space around the development will provide an attractive landscape for residents to enjoy, whilst also being highly



Carpinus betulus 'Frans Fontaine'



Cercis Siliquastrum



Betula pendula - a native tree which will help sit the development into the surrounding landscape



Crataegus Laevigata

Land off Uldale View, Egremont

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Species-rich grassland

beneficial for wildlife. Native tree planting will provide visual interest with specimens becoming prominent features in the landscape offering attractive greenery, with changing coloured foliage in the autumn, and flowering species giving additional interest in the spring. Native tree and shrub planting is also proposed to key boundaries of proposed public open space areas, these further contributing to the naturalistic treatment of the open areas.

7.14 Herbaceous and perennial planting will provide visual interest, whilst MG5 grassland is also proposed, offering seasonal interest and wildlife value. This coincides with the Cumbrian Biodiversity Action Plan (BAP) which recommends the establishment of traditional hay meadow or neutral grassland to support key species of flora and fauna in an effort to reverse their recorded decline of recent years. Wildflower species will also be sown across several key areas of proposed public open space, to create a diverse and species rich meadow. This will form an attractive naturalistic landscape, with particular visual appeal in the flowering season throughout the summer months.

7.15 The proposed SUDS basin / pond to the site's south eastern margins, will also add value and contribute to biodiversity net gain with surrounding wet meadow and semi-aquatic marginal plant species forming a natural and visually interesting area within the site. Finally, bulb planting will provide splashes of colour in the early spring, and will also benefit wildlife.

Front Gardens

7.16 The landscape of proposed front gardens will contain turf



Semi-native shrub mix



Mixed shrubs with hebe



Design cue - public open space and SUDS



Pipistrelle bat

grass, some hedge planting, and suitable ornamental tree species. The tree and shrub species will provide seasonal colour, as well as year-round structure and interest, and will create a garden space that is relatively easy for the residents to maintain.

Ecology and Biodiversity

7.17 CLP Strategic Policy N3PU 'Biodiversity Net Gain' states that all new residential development must provide a minimum of 10% net gain which should be delivered on site where possible. A preliminary Ecological Appraisal and Phase 1 Habitat Survey was undertaken by Ascerta, with conclusions pointing to the fact that

"It is considered that there would be very limited impacts on the local ecology as a result of the proposals provided [several] recommendations ... are followed."

7.18 A variety of ecological interventions are proposed across the site, particularly within areas of public open space with proposed vegetation and habitat types aimed at increasing biodiversity to the benefit local wildlife. Native tree planting is proposed for example in order to offer maximum benefit to local wildlife species, with native fruit offering a key food source, and ideal conditions for nesting birds. Proposed wildflower meadow areas will then benefit several pollinating species, as well as increasing the diversity of native vegetation on site, whilst native shrub planting will provide key habitat for many animals. Further specific measures advocated by Ascerta include;

- The potential for provision of bird boxes (25mm and 32mm entrance hole box, house sparrow terrace, swift box), attached to several new homes on site
- The potential for provision of bat features (e.g. Vivara bat bricks or 'bird brick houses' bat

boxes) integrated within new homes;

- Suitable landscaping incorporating species that provide a food or shelter resource to wildlife to include hawthorn, hazel, holly, blackthorn, field maple, dog rose and honeysuckle as hedgerow species and oak, alder, field maple, silver birch, crab apple, rowan and bird cherry as tree species - these introduced alongside a relaxed mowing regime that assists in the establishment of wildflowers across these areas
- Suitable landscaping to provide refuge, forage areas and connectivity for red squirrels, incorporating species to include scots pine, willow, rowan, birch, hawthorn, blackthorn, alder and holly.

7.19 Finally, the formation of SUDS features as proposed to northern and eastern margins of the site will also provide aquatic habitat, with marginal and wet meadow species increasing the diversity of planting types across the site post-development. This will also attract a greater variety of wildlife to the site.

Streets and Public Realm

7.20 A collaborative, open approach to street design which considers the needs of pedestrians and cyclists before vehicular access has been applied across proposals with connectivity and accessible walking and cycling networks promoted through a logical and bespoke hierarchy of key importance to proposals (see Section 10.0 also, 'Access, Movement and Connectivity'). Low vehicular speeds are then encouraged through scheme structure and the associated placement of junctions and crossings.

7.21 In order to ensure unity



Transition Strips or ramps will announce key elements of the proposed public realm



Mashall's 'Driveline Priora' in Bracken or similar

Land off Uldale View, Egremont

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The importance of open space and networks for play



Design cue - Estate style fencing



The site's 2no agricultural fields are separated by a key east-west hedgerow with a rubblestone / kest-like base

and consistency across the site, a simple palette of hard landscape materials is proposed with all roads and shared private drives to be constructed using standard tarmac carriageways with pre-cast concrete kerbs and bitmac footways. In forming a key part of the proposed site-wide drainage strategy, all driveways will then be finished using permeable block paving, likely to be Marshall's 'Driveline Piora' product or similar and finished in 'Bracken'.

7.22 Coincident with a key change in direction the proposed South Easterly Housing Square will offer contrast to all above areas with entry into this key space from all directions announced by cross carriageway strips that in turn contain macadam areas with chippings. Ramps will be formed by Marshalls Tegula 80 x 80 'cobbles' in 'Pennant Grey' or similar

7.23 Finally, it is envisaged that Peripheral 'Leisure Paths' / Trails will generally be finished in either bitmac, 'hoggin' or other flexible system / material to be agreed and defined by timber edging. Lesser used routes might also be formed by mown / well walked desire lines.

7.24 Signage as required will generally form part of the 'common' suite of street furniture and lighting and at all times will be clear, unambiguous, and respectful of RNIB guidelines albeit unobtrusive in construction and colour.

Boundaries

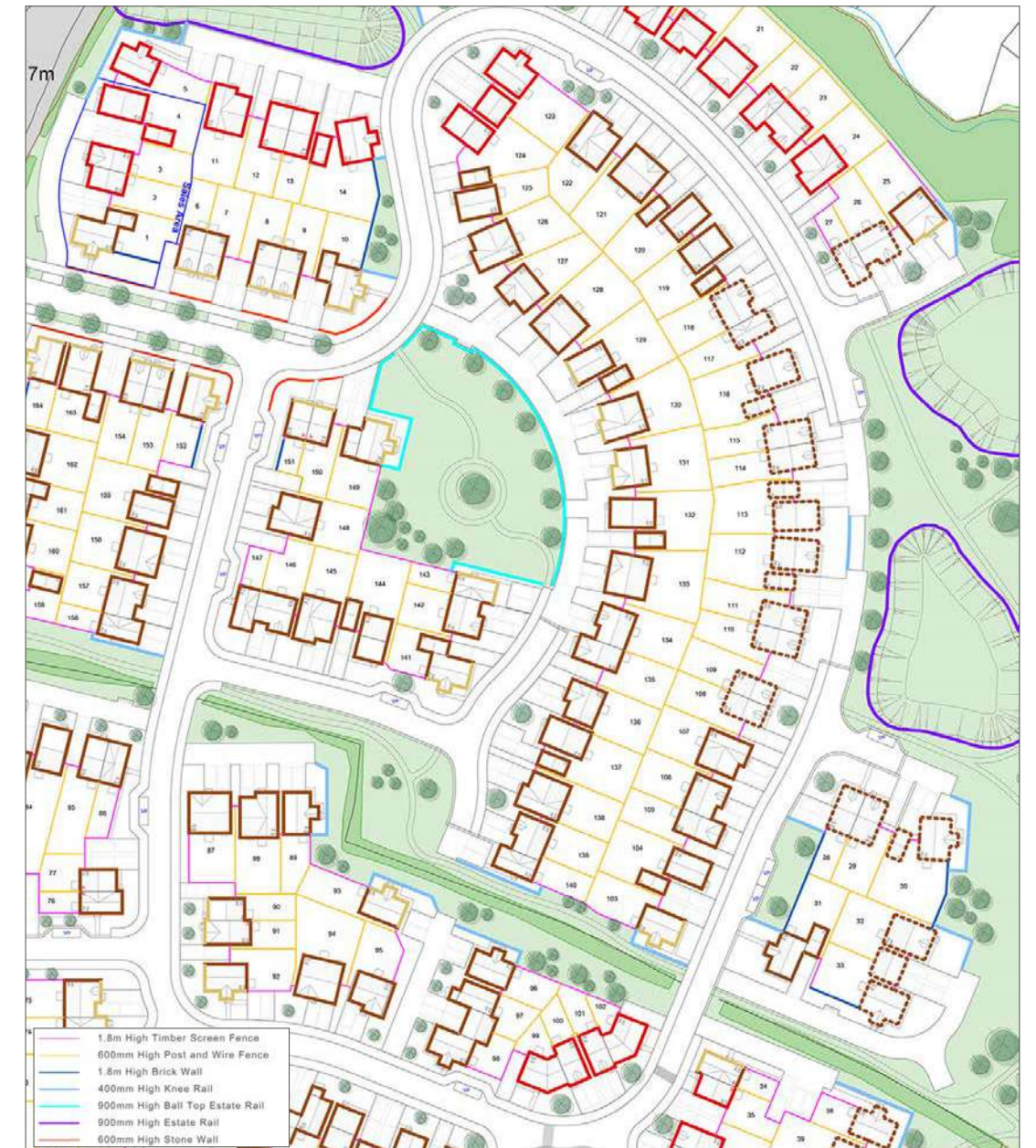
7.25 External site boundaries will complement local character wherever possible as discussed in connection with the several key public open space areas highlighted above and at Section 5.0. Boundaries to individual properties across the scheme will, in turn, be clear and

unambiguous reinforcing ownership and defensible space. Rear gardens will most commonly be arranged 'back to back', providing secure 'perimeter blocks' generally bound by 1.8m close board timber screen fencing to their outer edges. Internal to these proposed perimeter blocks, some garden boundaries will be formed by 600mm post and wire fencing beyond an initial 2-3m length of 1.8m close board timber boundary fence.

7.26 The existing hedgerow running along the western boundary of the application site shall be retained. The proposed single access point and EVA coincident with an existing field gate will ensure retention of the majority of this key feature and vegetated embankment below, which will continue to contribute to the character and general setting of Uldale View.

7.27 The diagram bottom right highlights boundaries proposed across the application area.

7.28 Key elements include the proposed low stone wall alongside the key Entrance Gateway and Boulevard character area verge, vertical railing around Central Green (offering a more formal, civic quality and then estate railing around the several proposed SUDS ponds - these generating a more rural character and feel - highly appropriate across the proposed Eastern Edge character area. Hedgerow is then proposed to many key areas including those alongside the Eastern Edge with low birdsmouth timber style fencing across several private drive and open space corridors as alongside the East West Linear Park and Retained Hedgerow' character area.



Reduced extract from the Proposed Boundary and Elevation Plan with 'Legend' extract highlighting key boundaries



Birdsmouth timber style fencing



View from Bridge End Industrial Estate over the River Ehen and back towards the site.

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8.0 Proposed Appearance

8.01 Appearance refers to the visual impression a place or buildings make, including the external built form of a development, its architecture, materials, decoration, lighting, colour and texture. As such, a key determinant of success for any proposed scheme derives from the housetypes it contains and the materials and details they incorporate. Early townscape and context analysis as summarised at Section 2.0 was undertaken with the intention of drawing out key themes, development forms, materiality or architectural references that might serve to influence Land off Uldale View proposals.



Typical townscape and materiality, Egremont town centre



Egremont town centre



St Mary and St Michael's Church tower

8.02 Bullet points associated with paragraph 127 of the NPPF highlight the importance of development proposals being:

"...sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change"

Similar themes run through draft CLP 2021-2038, with bullet points associated with policy H6PU, 'New Housing Development' highlighting that the appearance of new development should be 'appropriate to the locality', whilst policy DS6PU, 'Design and Development Standards' encourages developers and housebuilders to:

"Use good quality building materials that reflect[s] local character and vernacular, sourced locally where possible"

8.03 The site is surrounded by various styles of residential development, examples of these featured across photos here and over, with a



Terraced rendered units, Skurgill Terrace towards Carleton



Several town centre buildings incorporate dormer details within roofscape

more detailed assessment of local townscape also contained within Section 2.0. These have helped influence both the housetypes selected, development form and materiality across the proposed scheme; units aligning successfully with existing adjacent homes and the wider character of Egremont and the surrounding local area. This in turn will help 'ground' proposals, introducing homes that are both 'of Egremont' and more generally 'of Copeland', with a good number of units and landmark frontages offering render finishes, pockets of particular brick types helping generate further character alongside areas where scale and form plays a part, with 2.5 storey buildings intending to provide townscape impact, variety and interest across the scheme.



Single storey development along Bookwell



Existing red brick development, Bookwell

finished in red brick with some render or brick pattern detailing typical of these common 20th Century typologies that offer only limited 'design cues' or references.

Detailing the Place - Proposed Housetypes

8.06 The style of the proposed development aims to

respect key elements of abovementioned areas' urban grain and fabric, with new homes offering details that allow for an individual and distinctive character to emerge at the same time as making reference to the area's townscape and heritage.

8.07 All proposed housetypes have been carefully designed with conventional / traditional proportions incorporating simple yet effective detailing that will not date. The proposed dwellings will be of a traditional brick and block and tiled roof construction and will reflect similar, particularly 20th Century housing design in the immediate vicinity of the site. Some dwellings will incorporate dormers and gables within proposed roof lines to create a more varied and articulated roofscape incorporating good quality detailing. It has also been ensured that white UPVC windows fenestration, patio doors and fascia/ barge boards together with black rainwater goods and dark grey composite steel faced front, rear and garage doors will align well with predominantly white fenestration across vernacular buildings throughout Egremont. As such, these key elements will offer a more contemporary interpretation of character due to the incorporation of modern materials with inherently improved levels of environmental performance.



Existing dwellings along Uldale View



Recent red brick development at Fell View Drive (Gleeson Homes)

8.05 Closer to the site, simply elevated units across the Gulley Flats estate (Queen and Royal Drives, Uldale Views etc.) are uniformly finished in cream or grey roughcast render with roofs finished in grey tiles. Later development areas (dating from between the 1970's and 90's) around Dale View Close, Dale View Gardens and Fell View Drive are then much more frequently

Land off Uldale View, Egremont

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8.08 The scheme incorporates 17no housetypes - each having been carefully selected from a wider palette of over 50 Gleeson Homes. The proposed mix of types and sizes are based on Gleeson Homes' assessment of the local market and reflects what the company considers to be appropriate to meet the demand in this area.

8.09 Importantly, the vast majority of housetypes across the scheme will be selected from Gleeson's 'Urban' range. Importantly, these offer simple and unfussy detailing with fenestration and openings separated by vertical glazing bars and simple brick soldier course sill and lintel detailing. It is considered that these offer a reasonable interpretation of local vernacular themes - especially when finished in render across street facing principle elevations; this a clear departure from Gleeson's standard approach (as noted at paragraph 3.19 above) with sill and lintel detailing, side and rear elevations beyond these housetypes principle facades then finished in buff brick - this considered a much more appropriate response for this important allocated site.



Typical finish, Red brick 'Urban' typologies

8.10 Across the proposed Eastern Edge and Thornhill View character area the consistent use of Gleeson Homes' 'Rural' elevations will then offer clear distinction from all other areas of the scheme. Incorporating glazing bars to key openings, attractive yet simple brick string course detailing between floors, and arched brick voussoirs and soldier course sills, all units will also be uniformly finished in buff brick - this also assisting in the development's wider assimilation in views from the east and south. As the only area where 'rural' elevations will be



Gleeson's 'Rural' product featuring Kensington Stock facing brick

used, this area will offer tangible contrast, variety and interest to all 'urban' elevations used elsewhere.

8.11 Housetype placement across proposals is also intended to influence scheme character and appearance, with housetypes selected for use around the Entrance Gateway and Boulevard character area for example, generally being larger in scale with a greater proportion of 2.5 storey townhouse forms more widely spaced as a result of side parking and sited around an orthogonal street alignment offering axial views through to Central Green. Around the lower density curved frontage facing Central Green, a greater number of units with gable fronted elements are then clustered around eastern margins of this key space - this offering further variety and interest and offering greater legibility through townscape patterning. Elsewhere, units are predominantly 2 storey, though bungalows at plots 68 and 69 will help reduce these units' streetscene impact, deferring to 'Parkfield' opposite and enabling an easier transition alongside proposed open space to countryside areas and the existing rural lane to the south.



Typical finish, Red brick 'Urban' typologies

8.12 The south easterly housing square is also uniformly framed by 2.5 storey unit, these sited to create stop vistas from each entry point to this key element of proposals which also offers a tighter grain at a key change in direction. In contrast, and further east, medium and larger scale detached and semi detached homes in larger plots offer a lower density grain and response to the site's Eastern Edge character area. Here, larger scale detached and semi-detached and often 2.5 storey homes are also proposed, with upper floors able to take advantage of extensive easterly views. Here, greater spacing between dwellings will also be achieved due to the convex alignment of



Typical finish, Red brick 'Urban' typologies

easterly streets and private drives.

Materiality

8.13 The submitted 'Elevation Treatment' plan, below, emphasizes the consideration which has been given to key finishes across the DPA area. Proposed finishes will be an important factor in the success of the scheme, with important vistas, key frontages or important landmark or corner turning buildings often given further emphasis in the streetscene through use of contrasting materials and finishes.



Typical finish, Red brick 'Urban' typologies



Typical finish, Red brick 'Urban' typologies



Reduced extract from the Proposed Boundary and Elevation Plan with 'Legend' extract highlighting key elevations and materiality

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Gleeson's 'Rural' product with glazing bars to openings, string coursing etc.



Potential render colours - K-Rend or similar - white

8.14 As also highlighted by the diagram, the dominant material as proposed across the wider DPA submission will be buff brick (potentially a 'Kensington' stock brick) although it is important to note that this will be balanced by two further brick types - the first a congruent red brick (likely Portmore Claret or similar) chosen to offer a level of congruence and assimilation

with with existing red brick areas around Dale View Gardens and Dale View Close, whilst further south and at the request of Cumberland / CBC officers, a third brick type is proposed; this again selected to align with local vernacular - the colour and tonal qualities of the brick intended to take reference from local sandstone. As such, across the scheme, brick will be chosen to specifically compliment local contexts.

8.15 As also clearly highlighted by the drawing, the scheme also proposes a significant number of units that present render elevations to the street; this intended to provide a rich and varied streetscene representative of the locality (discussed in detail across Sections 2.0 and 5.0). Indeed, those render units proposed are often arranged in 'clusters' to reinforce 'significant' or 'gateway' frontages or individual buildings in order to derive maximum streetscene impact across key elements of the scheme. By way of example, the entire Entrance Gateway and Boulevard character area will be finished in render. Likewise, the majority of the Uldale View edge will also be finished in render - this responding positively to existing rendered homes opposite this important proposed new street frontage. Elsewhere, across predominantly buff

brick areas, a key corner turning unit such as that at plot 141 will be finished in render - this catching the eye and assisting with wider scheme legibility.

8.16 Above all, housetypes will be well balanced, proportionate and incorporate an attractive range of features that will respond positively to the character of the local area as identified at Section 2.0 above, and the Building Regulations. Materials utilised will reflect as far as possible the tonal qualities of those found locally as described in Section 2.0 and above.



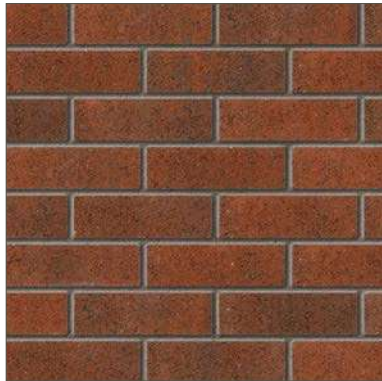
'Parkfield' - finished in local sandstone



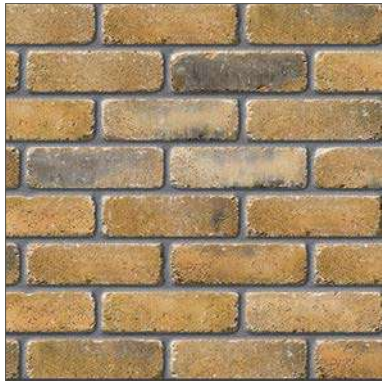
Later, potentially Edwardian dwelling, Bookwell



Marshalls 'Leamington Wine' or similar will offer distinction from other elements of the scheme within Character Area 8 - Southern Development Core



Portmore Claret facing brick or similar to align with existing homes to the north



Kensington Stock facing brick



Good quality thin edge tiles



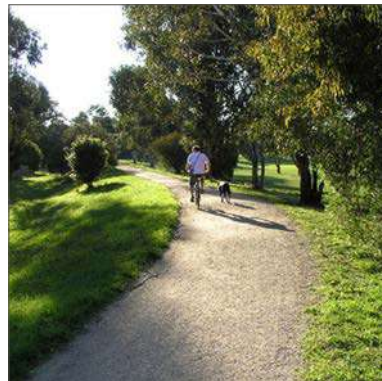
Modern system build contemporary housing, Royal Drive

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9.0 Energy Efficiency and Resource Conservation



Design cue - southern development edge



Informal amenity areas for play and biodiversity

9.01 Paragraphs 10 and 11 of the NPPF place great emphasis upon the achievement of sustainable development placing a ‘*presumption in favour of sustainable development*’ at the heart of the Framework. Paragraph 152 then states:

“The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

whilst in connection with the key objective of using land effectively and efficiently Section 11 of the NPPF, states that developers, planning polices and decisions should:

“...recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;”

9.02 At a more local level, Cumberland Council / CBC encourages developers to review the need for energy efficiency considerations in their design, layout and choice of materials. Further relevant planning policy is highlighted and reviewed in Savill's Planning Statement submitted as part of the wider DPA and which serves to confirm the site's sustainable status and credentials.

9.03 The Land off Uldale View site will be developed to make best use of its context and existing natural features. Further landscape planting will also be provided within the site helping to ground, define and assimilate key elements of built form. The intention is also to frame and filter views towards the development and soften the visual impact of the scheme - especially in longer range views towards the site from the east (and LDNP) and south. The provision of green links, verge areas and open space through the 'Eastern Edge' character area (see Section 5.0), together with new street planting, planting around central green and across elements of the

Thornhill View character area, will each also provide significant ecological enhancement opportunities; these in addition offering residents spaces to rest and play within a safe and walkable distance from their homes.

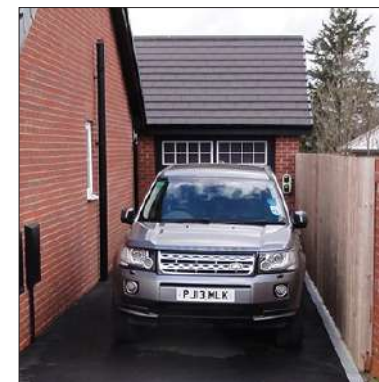
9.04 As such, proposals align well with draft CLP Policy DS2PU, 'Reducing the Impacts of Development on Climate Change', which states the Council will support development proposals that make a positive contribution to achieving the Cumbria wide goal of 'net zero carbon' by 2037. The policy also makes reference to CBC's support for high quality design techniques that maximise potential for the design and layout of buildings to improve energy efficiency, make efficient use of land by building at appropriate densities, provide SUDS to avoid flood risk, and contribute to environmental benefits including new woodlands etc. whilst also achieving requirements for 10% biodiversity net gain.

9.05 In this context, it is also important to note that all units across the proposed scheme will meet the forthcoming Part L Building Regulations 'Future Homes Standard' requirements through use of air source heat pumps (ASHP's) and increased levels of thermal insulation to external walls; whilst all homes will also have their own private garden space including bin storage areas. Indeed, Gleeson Homes have committed to providing ASHPs on all new developments from June 2023 and as a sustainable alternative to gas boilers. The aim is to reach sustainability targets beyond the requirements of the SAP10 regulations, offering a step towards Net Zero Homes, ahead of the need to stop specifying gas appliances from 2025.

9.06 Finally; it is important to note Gleeson Homes' average 90% recycling of all construction waste. This is achieved through segregation of materials on site to designated skips, with building materials sourced from local supply if available.

Accessibility and Connectivity

9.07 Earlier analysis in Sections 2.0 and 4.0 and evidence at Section 10.0, 'Access, Movement and Connectivity' confirms the



Provision of infrastructure to enable easy installation of electric vehicle charging units

site's key sustainability credentials in terms of location and proximity to local services and facilities. As well as national policy, local and emerging documents including draft CLP Policy DS6PU, 'Design and Development Standards' assert that well located housing, which is accessible to local services, can support or supplement the needs, health and well-being of a community and create a good quality built environment.

9.08 As highlighted throughout other Sections of this D+AS, the DSLP is crossed by several conveniently located paths and connections that link with Uldale View and Bookwell, onward connections to Egremont town centre facilities (and local bus services) to the north, and countryside lanes and local connecting PROW to the south.

Site and Dwelling Energy Conservation

9.09 At a site specific level, there are a number of ways development and dwelling energy conservation can be achieved. Across the Land off Uldale View site, compliance could be achieved by:

- Installing renewable or low carbon energy / high efficiency energy sources (ASHP's) to reduce carbon emissions and predicted energy use;
- Installing enhanced insulation, high performance glazing, improved 'airtightness' or hot water / heat recovery systems;
- Specifying white goods that are noted for their high energy efficiency and low water consumption;
- Considering technologies that aim to minimise the use of non-grey water inside and outside the home whilst also ensuring water consumption is reduced to a maximum 125 litres per day in compliance with the Building Regulations;
- Choosing low flow rate taps and reduced capacity cisterns in toilets;
- Choosing low energy light fittings;
- Using IT advances and app-based solutions to allow residents to take ownership or management of these systems in order to run them in the most efficient manner possible;
- Providing storage space within the curtilage of each plot

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for waste recycling bins and garden / composting facilities whilst also providing drying facilities in each rear garden;

- Providing charging points for electric vehicles to each new home;
- Providing each household with a 'Home Information Pack' that explains the energy systems on offer throughout the development / as outlined above; and,
- Exploration of the use of a Sustainable Urban Drainage Systems (SUDS) across the development area.



Potential for wildflower meadow

9.10 A key principle adopted by Gleeson Homes in the delivery of sustainable housing is the use of a 'fabric first' approach. This places greatest emphasis on the thermal performance of building envelopes and is less reliant upon applied renewable technologies. This approach ensures that thermal performance and sustainability are embedded within each buildings fabric for the lifetime of the development. As a result, proposals aim to deliver:

- Energy efficient housing;
- Attractive routes for cycling and walking as a real alternative to the car for local journeys;
- Effective water and drainage management; and,
- High quality open space and access to the wider countryside promoting healthy lifestyle choices;

9.11 Across the scheme, thermal conductivity will be reduced with the aid of modern insulation materials and techniques that will reduce thermal bridging and improve air tightness to dwellings, supplemented by a highly efficient lower carbon energy source. Using these key principles, the current planning application can be designed with energy efficiency firmly in mind. Currently across Gleeson's housetype range, energy efficient construction is delivered for all dwellings as follows:

- Ground Floor – Concrete Slab with PIR insulation and

screed achieving a U-Value of 0.25 W/m2K OR 0.18 (part L);

- External Walls – Cavity Wall with PUR insulation achieving a U-Values of 0.25 W/m2K;
- Roof – 400mm mineral fibre insulation quilt achieving a U-Value of of 0.10 / 0.11 W/m2K;
- Windows – PVCU, double glazed, low e coating and argon filled achieving a U-Value of 1.20 W/m2K; and,
- Doors – Composite external doors construction achieving a U Value of 1.00 W/m2K.

9.12 In addition to above measures, all dwellings could be designed with an air tightness of 5m³/hr@50pa, a 50% improvement to the minimum standard set out in Document L1A of the Building Regulations. This approach of ensuring an efficient building fabric means that carbon reductions and cheaper energy bills are 'locked in' for the lifetime of the home rather than requiring replacement or maintenance as with other 'applied' technologies.

9.13 As a further key component of site-wide energy strategies, prior to the occupation of each dwelling, a 32 amp single phase electrical supply will be installed to each home alongside an electric vehicle charging point. This shall accord fully with draft CLP Policy CO7PU, 'Parking Standards and Electric Vehicle Charging Infrastructure'.

Construction Impacts and Lifespan

9.14 The selection of materials and type of construction selected by developers influences how energy efficient a building or place can be and how much embodied carbon it contains. New development should endeavour to use materials carefully to reduce environmental impact either through local sourcing, specification of products with high thermal or solar performance. Efficiencies might also be gained through elements of off-site manufacture or use of smart technologies, supported by digital infrastructure. Resource use can also be controlled though consideration of the 'long view' as outlined in the National Design Guide:

"Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over

their Lifespan. They have an emphasis on quality and simplicity."

Drainage and Flood Risk

Surface Water

9.15 The Land off Uldale View site is within Flood Zone 1 which the EA define as having a less than 0.1% annual probability of flooding. Flood Zone 1 is the lowest risk of flooding and in accordance with NPPF, residential development is appropriate for this setting. The EA surface water flood risk maps do not show any overland flood routes through or near to the site.

9.16 Surface water proposals have been developed in accordance with the Flood Risk Assessment as undertaken by scheme engineering and drainage consultants, Gadsden. This demonstrates that requirements in respect to drainage hierarchy as set out in the Building Regulations and NPPF guidance have each been met with surface water to be managed according to latest SUDS guidance and ensuring the there is no increase in discharge rates from the new development over and above the existing greenfield situation.

9.17 In collating proposals, Geo Environmental Engineering undertook soakaway testing; this confirming infiltration drainage to be suitable for the south and south western sections of the site. Related site work also confirmed the presence of an unnamed watercourse running along the northern boundary of the site. United Utilities records show a 525mm diameter public surface water drain running from south to north along Uldale View, before discharging into that watercourse.

9.18 In addition, there are two combined public sewers to the east of the site, running broadly parallel to the eastern boundary. One is a 450mm vitrified clay pipe whilst the other is a 900mm diameter concrete sewer. There is also a combined 300mm diameter concrete sewer running along the northern boundary of the site.



Design cue - south eastern SUDS infiltration area / dry basin

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- 9.19 All proposed highways across the scheme are to comprise impermeable build-up, with northern and southwestern areas entering a piped sewer network running through a series of attenuation basins, before discharging into the existing water course via a wetland area promoting a laminar and more natural flow. Alongside this, a hydro-international downstream defender is also proposed as an additional source of surface water treatment prior to the flow entering any open drainage features.
- 9.20 Surface water run-off from all private roads, driveways and roofs in the northern portion of the site will also connect into the main drainage network whilst to the south-west these will drain via a combination of geocellular soakaways and permeable surfaces, with attenuation provided beneath the surface within the immediate vicinity of the catchment.
- 9.21 To the south-east of the site, all impermeable surfaces will drain to the infiltration basin in the south-east corner of the site. This section of the drainage network will again contain a hydro-international downstream defender as an additional SUDS treatment in the final manhole before entering the basin.
- 9.22 It should also be noted that all driveways will be permeable and will infiltrate, with attenuation provided in the stone layer beneath. Furthermore, across several areas highlighted across Gadsden's drawings, house roof areas will enter individual geocellular soakaways within plot gardens enabling further infiltration. All such soakaways shall be a minimum of 5m from proposed dwellings and 2.5m from boundaries.
- 9.23 The surface water system will attenuate for storm periods up to and including the 100 year plus 40% climate change event with an allowance of 10% for urban creep and a 30% allowance for permeable areas entering the system and remaining greenfield areas on site.
- 9.24 The discharge to the watercourse will be restricted using a vortex flow control device. The runoff rate will match the one year return period and QBAR for all storms above this up to and including the 100 year event plus a 40% climate change event alongside an allowance of 10% for urban creep and again, a 30% allowance for permeable areas entering the system and remaining greenfield areas on site.

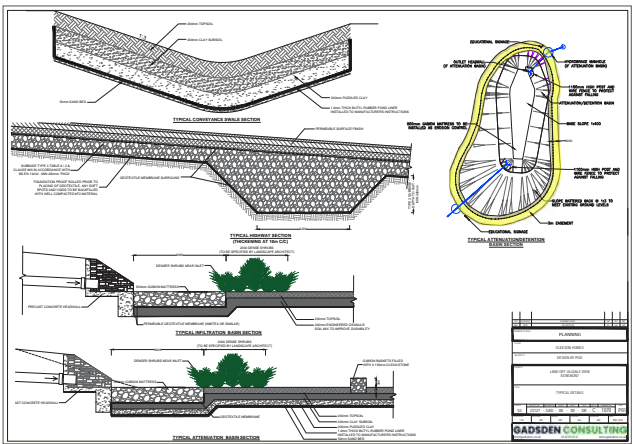


Foul Drainage Proposals

- 9.25 The foul drainage will comprise a traditional gravity fed piped network that will discharge into the existing combined sewer to the north east of the site.

Timescales, Maintenance and Responsibility

- 9.26 Both the highway, surface water and foul sewer networks being proposed to serve Land off Uldale View will be offered to United Utilities for adoption under a S104 Agreement. All sewers will be subject to inspections and a maintenance period after which United Utilities will be responsible for their



future maintenance as they transfer / become public assets.

Gleeson Homes Standard

- 9.27 Local authorities encourage developers to ensure new homes are built to exacting standards. Gleeson Homes' dwellings are designed to be accessible and flexible, to meet changing family circumstances, and incorporate features that generally go beyond Part M of the Building Regulations. As noted at Section 4.0, Gleeson Homes are currently addressing the issue of Accessible and Adaptable Dwellings across their housetype range and are pleased to confirm that as part of this DPA, all '254', '359', '360', '369', '390', '455', '490' and '590' housetypes will be fully M4(2) compliant. These homes together amount to 66no units and on this basis, 40.2% of all homes across the scheme will meet Accessible and Adaptable Homes requirements.
- 9.28 Furthermore, all affordable homes are to be designed to meet Lifetime Homes criteria.



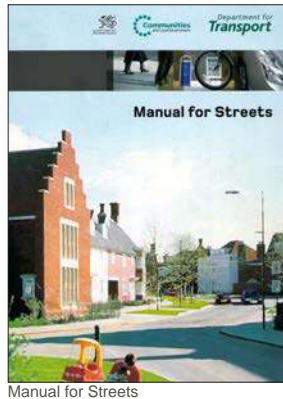
Sustainable housing diagram

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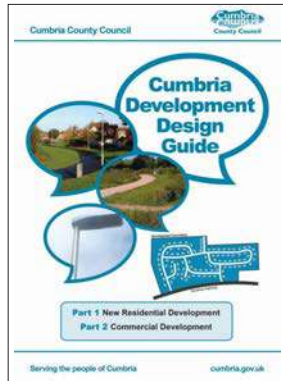
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10.0 Access, Movement and Connectivity



Manual for Streets



The revised Cumbria Development Design Guide

10.01 Section 9.0 (para 104) of the NPPF outlines that transport, movement and connectivity *'should be considered from the earliest stages of plan-making and development proposals'* in order that the *'impacts of development on transport networks'* can be addressed, and opportunities for walking, cycling and public transport connectivity can be maximised. Importantly, also;

'patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places'.

NPPF Paragraph 104, then highlights that developers should ensure *"opportunities to promote walking, cycling and public transport use are identified and pursued"*, whilst at paragraph 105 it goes on to indicate that;

"opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making"

10.02 Similar themes run through draft CLP 2021-2038 who's key Policy H6PU, 'New Housing Development' states that planning permission will only be granted where it can be demonstrated that;

"The layout promotes active travel, linking new development with existing footpaths and cycleways, where possible"

- 10.03** A Transport Assessment (TA) has been undertaken by scheme highway consultants Vectos and forms part of the wider DPA submission. The TA confirms that the proposed development, incorporating 164 new homes, is in a sustainable location and would not have a detrimental impact upon either the operation or safety of the local highway network. The document also notes that proposals would meet key objectives as set out within the NPPF, Cumbria Development Design Guide (CDDG) and CLP and that as such, the residual cumulative impacts of the proposed development would not be severe. It is considered therefore there are no reasons why



Design cue - the street as a key component of the Masterplan - appropriate for play and interaction

the planning application should be refused on highway or transportation grounds.

Design Approach

- 10.04** Government guidance promotes streets as areas which hold significant opportunities in terms of the contribution they can make to placemaking. Guidelines also encourage streets to become a series of interlinked spaces with a unified but individual identity. This approach helps generate a movement network which has more character and vibrancy, both of which are necessary elements that together make up successful, sustainable neighbourhoods. As such, and throughout the scheme, roads are generally designed to minimum required widths to reduce their impact and where possible, terminate with a stop vista - either a building, attractive open space or landscape feature. Elsewhere, routes and homes around them are aligned to capitalise upon key views over attractive elements of public realm or wider landscape. This is fully in line with the core principles of Manual for Streets (MfS) and other relevant design guidance including the updated CDDG.



Local shops, Egremont town centre

- 10.05** As such, the submitted DSLP (Ref: 73D-MJG-100 Rev E) comprises urban blocks of varying size; originally formulated to respond to key constraints and opportunities related to site shape, topography, proximity to existing neighbourhoods, etc. These have helped define a logical movement pattern of well-designed streets and connecting pathways that accord with both Cumberland / CBC policies alongside national design guidance. As such, the 'street' will become a key element across proposals - not only enabling vehicular movement, but also offering a natural setting for social interaction and activity.

Movement – Surrounding Networks and Connectivity

- 10.06** An understanding of how new housing will be connected to existing facilities via movement across a settlement pattern is fundamental to the success of any new development; the Government's objectives (as set out in the NPPF) aiming to

ensure that new developments are provided in sustainable locations, close to public transport facilities and close to key services.

- 10.07** Scheme highway consultants Vectos have undertaken an assessment of existing facilities, services and general accessibility in the vicinity of the proposed development site; this including existing public transport provision and walking and cycling networks. Key elements from this assessment are reviewed and set out below.



Safe routes to school

Local Walking and Cycling Networks

- 10.08** The Chartered Institute of Highways and Transportation (CIHT) document 'Guidelines for Providing for Journeys on Foot' (2000) contains suggested acceptable walking distances for pedestrians without mobility impairment for some common destinations and journey purposes. The guidelines suggest that an acceptable walking distance for commuting / school purposes is 1 kilometre, with the preferred maximum distance of 2 kilometres. Walking can also be promoted as part of a multi-modal journey, particularly with public transport. The more recent CIHT document 'Planning for Walking' (2015) affirms this by stating that 80% of journeys shorter than a mile (approximately 1.6 kilometres) are made wholly on foot.
- 10.09** Vectos's assessment of the site's 1 and 2 kilometre pedestrian catchments (see reduced plan, reproduced page 17) demonstrates that the majority of Egremont, including the whole of the town centre is within the pedestrian catchment of the site with plentiful accessible amenities present; these including a primary and secondary school; several convenience stores, Post Office, library, dentist, medical centre and pharmacy, places of worship; social clubs, hairdressers, alongside several public houses and take-away restaurants. In addition, there are industrial and employment land uses on the outskirts of the town which provide convenient employment opportunities.
- 10.10** Cycling is becoming an increasingly popular mode of transport and is especially effective for relatively short trips. The DfT's Local Transport Note 2/08 'Cycle Infrastructure Design' (2008) states that many cycle journeys are under

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A 'cyclable' layout with permeable streets and low speeds

3 miles (approximately 5 kilometres) although for commuters, a trip distance of 5 miles or over is not uncommon. As such, cycling has the potential to replace short car journeys; particularly those under 5 kilometres. At a leisurely cycle speed of 10 miles per hour this would equate to a journey of around 25 minutes.

pedestrian infrastructure located in the vicinity of the site. As such, and whilst the walking distance is slightly further than desirable, the potential for residents to consider bus services as a viable travel option does reflect NPPF guidance.

- 10.13** Abovementioned bus stops access the local no.30 service, which operates a regular weekday, Saturday, and Sunday route between Whitehaven and Workington. In addition to public bus services, there are also several dedicated services for employees of Sellafield in operation - these including a shuttle service between the company's Whitehaven offices and main site via Egremont, and a park and ride service linking the Moresby Parks park and ride site (east of Whitehaven), via Cleator Moor and Egremont to the main Sellafield site.

Proposed Movement Networks

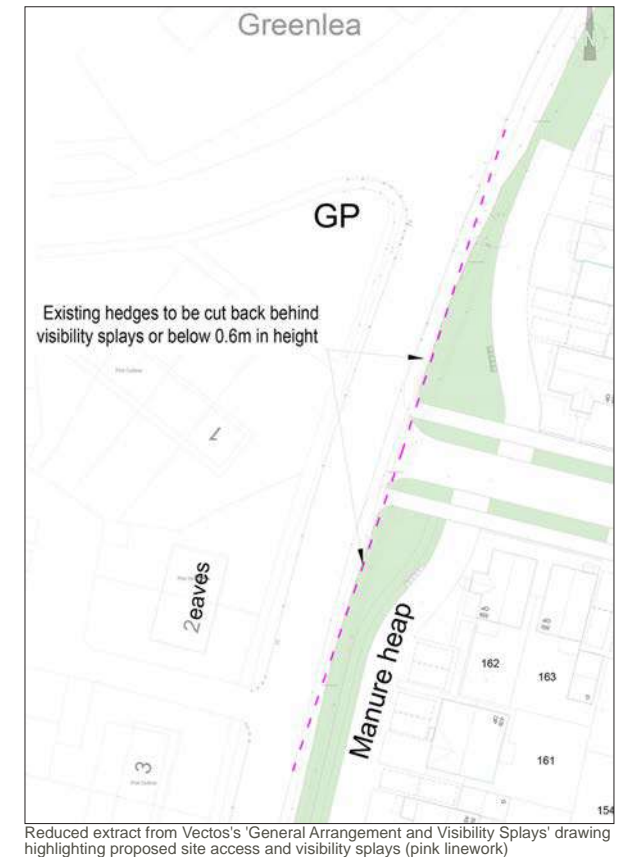
- 10.14** Vehicular access to the proposed new neighbourhood shall be from Uldale View via a priority-controlled junction. This is to be located approximately 45 metres to the south of the junction with Bookwell and Queens Drive and will offer:

- a 5.5m carriageway width with junction visibility north and south of the main access of 43m from the associated minor road setback of 2.4m
- 2.0m footways to both sides of the carriageway
- a new section of 2.0m metre footway on the northern side of the access to link with existing provision along Bookwell
- 6.0m kerb radii at secondary junctions feeding into the wider proposed scheme
- Target vehicle speeds of 20mph

The proposed access design and associated visibility splays are shown on Vectos's 'Site Access & Visibility' drawing;

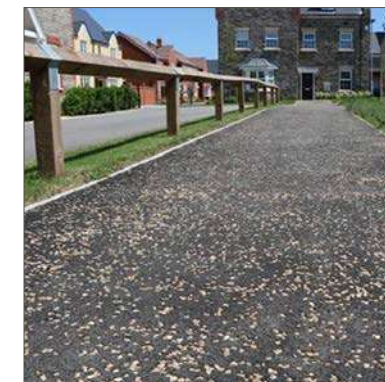
a reduced extract from which is highlighted, right.

- 10.15** The internal layout has been developed with reference to the CDDG and includes a hierarchy of 5.5 metre and 4.8 metre carriageway roads, followed by areas with shared surface treatments, often with private drives beyond. Two metre footways and service strips are provided as appropriate for the primary and secondary sections of carriageway and it is proposed that the internal road network will be adopted and subject to a maximum 20mph speed restriction.



Reduced extract from Vectos's 'General Arrangement and Visibility Splays' drawing highlighting proposed site access and visibility splays (pink linework)

- 10.16** Around the proposed south easterly housing square, a key change of direction will be marked by cross carriageway strips on entry to the space (to be finished in smaller unit blocks such as Marshal's 'Piora' or similar) with the main carriageway then finished with an aggregate blend / chippings to help bring definition to this key element of the scheme.
- 10.17** In accordance with the Council's guidance, the development also provides an emergency vehicle access onto Uldale



Aggregate blend incorporated within macadam surfacing - potential for contrasting streetscape to housing squares



Transition Strips or ramps could announce key elements of the proposed public realm

Public Transport Connectivity

- 10.12** The IHT document 'Guidelines for Planning for Public Transport in Developments' (1999) suggests that a maximum walking distance to a bus stop should not exceed 400 metres. The closest bus stops to the DPA site are located on Main Street, in the centre of Egremont approximately 750 metres away. These bus stops do however have timetable information and are provided with shelters; the stops safely reached via existing and proposed



Reduced extract from Vectos's 'Cycling Catchment' drawing highlighting 5km cycle catchment from the site and NCN route 72

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An Emergency Vehicular Link (EVA) is proposed to the south westerly edge of the scheme in the vicinity of the existing field access and opposite Royal Drive

View, which is positioned opposite Plot 72. This will also serve as a further important point of access for pedestrians and cyclists with several additional points of connection offered along the Uldale View edge and highlighted across the submitted DSLP (Ref: 73D-MJG-100 Rev E).

This accords fully with draft CLP 2021-2038 Policy DS6PU, 'Design and Development Standards' which encourages developers to:

"Create layouts that encourage walking and cycling based on Active Design principles and connect the development to existing walking and cycling routes where possible"

10.18 In summary, the approach to street design within the site has considered a transport hierarchy with the needs of pedestrians and cyclists promoted before vehicles. As already noted, the streets themselves will be designed to a 20mph speed limit and generally achieve lower vehicle speeds through geometric design, frontage activity, parking etc. with street types offering a range of access roads, shared surface streets, housing squares and attractive shared private drives.

Car Parking

10.19 Parking will be provided as part of the proposals. A balance of parking options shall be appropriate across the scheme as a preference for one parking option can often lead to a development which has little activity or vibrancy. This accords with draft Policy H6PU, 'New Housing Development' which highlights that CBC will support schemes where:

"Adequate space for parking is provided, with preference given to parking spaces behind the building line to reduce street clutter, where possible..."

10.20 Parking must be associated with dwelling size and unit typology. The proposed DSLP incorporates a total of up to

410 parking spaces serving 164 dwellings thereby generating a ratio of around 250% which breaks down as follows:

- Allowable Surface Level / Driveway Parking Spaces (341 spaces);
- Allowable 21m² Garage Spaces (36 spaces);
- Dedicated Visitor Bays (21 spaces) alongside additional on street visitor parking as highlighted across submitted drawings (12 spaces)

It should also be noted that in addition to above spaces, 46no units have integral single garages of standard size (less than 21m²). Adding these spaces to abovementioned totals, would mean the scheme would actually deliver 456 spaces, this generating a ratio of around 278%.

10.21 The proposal's allowable total of 410 car parking spaces as shown on the Proposed Parking Provision Plan (see reduced extract, right) must be set against CDDG requirements of 406 + 33 visitor parking spaces. However, it is noted that every home contains a minimum of 2 private parking spaces with every 5 bed home a minimum of 3 private parking spaces on drive or within acceptably dimensioned garages. Whilst there are some 4 bed homes that contain 2 spaces, (which is less than 2.5 spaces as recommended by CDDG), these are generally smaller 4 bed housetypes where there is not expected to be a demand for more than 2 private vehicles.

10.22 Finally, it is important to note that each property will offer electric vehicle charging points, whether these be within units with garages or on driveways. This fully accords with draft CLP policy CO7PU, 'Parking Standards and Electric Vehicle Charging Infrastructure', which states;



Cycling

"...one charging point must be provided per dwelling with off street parking."

With all above considerations in mind, proposed parking provision is considered to represent a good balance of parking options.

10.23 Cycle parking is not

specified within CDDG standards for residential dwellings, however cycle parking will be provided at each plot either within the garages or via access to gardens, where cycle storage could be accommodated.

Emergency Services, Refuse Collections & Deliveries - Swept Path Analysis

10.24 Draft CLP 2021-2038 Policy H6PU, 'New Housing Development' states that planning permission will only be granted where it can be demonstrated that;

"Adequate external amenity space is provided, including for the storage of waste and recycling bins in a location which does not harm the street scene, where possible..."

10.25 The proposed development has been designed to allow for the efficient delivery of goods, and access by service and emergency vehicles and as highlighted across the DSLP, safe areas for turning vehicles will be provided across the site.

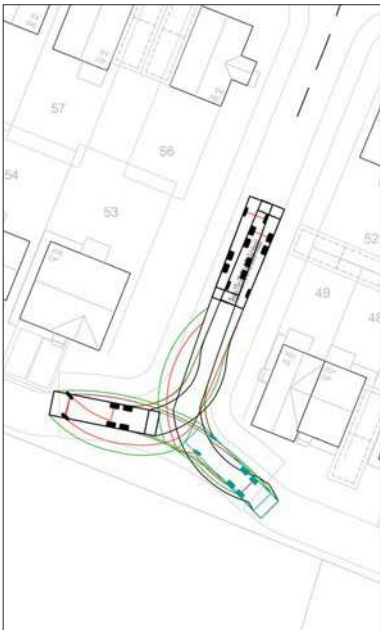
10.26 Swept path analysis has been undertaken for a large 3-axle circa 11.2 x 2.53m refuse vehicle and this demonstrates that it can satisfactorily use the several proposed street spaces to manoeuvre in and out of the site. Reduced extracts from Vectos's tracking work are reproduced right and overleaf. Most properties are designed for collection immediately from their



Reduced extract from Vectos's 'Swept Path Analysis - Refuse Vehicle' drawing looking at refuse access across earlier site proposals

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Reduced extract from Vectos's 'Swept Path Analysis - Refuse Vehicle' drawing looking at refuse access across earlier site proposals

property and appropriate turning space has been designed for. At points where refuse vehicles might otherwise have had to undertake long reversing manoeuvres, bin stores have been designed into the scheme for residents to wheel their bins to, these allowing collections to be made more efficiently.

Travel Plan

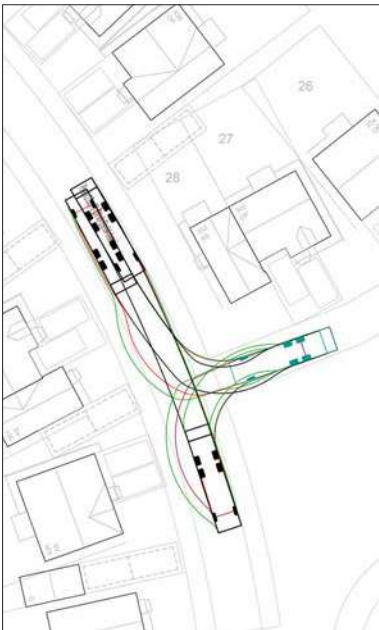
10.27 Section 10.0 has summarised the accessibility of the site via non-car transport modes and demonstrates that it is well located to encourage travel by sustainable modes.

10.28 Gleeson Homes is committed to the principles of sustainable travel and will seek to influence the travel choices of residents at the proposed development through the

implementation of a Residential Travel Plan. This will include measures to increase travel choice and reduce dependency on the car by way of the following:

- Reducing the need for travel;
- Reducing single-occupancy car travel; and
- Encouraging the use of more sustainable travel choices, such as walking, cycling, public transport and car sharing.

10.29 Gleeson Homes recognises that by developing a Travel Plan, sustainable travel patterns can be established from the outset and maintained over time, minimising the impact that the development has upon the local environment and ensuring



Reduced extract from Vectos's 'Swept Path Analysis - Refuse Vehicle' drawing looking at refuse access across earlier site proposals

that, as far as possible, all residents are able to make informed journey choices.

Accessibility

10.30 The properties will be constructed to comply with Parts K and M of the Building Regulations. This has been taken into consideration to provide greater accessibility for all users throughout the site.

10.31 Gleeson Homes are currently addressing the issue of Accessible and Adaptable Dwellings across their housetype range and are

pleased to confirm that as part of this DPA, all '254', '359', '360', '369', '390', '455', '490' and '590' housetypes will be fully M4(2) compliant. These homes together amount to 66no units and on this basis, 40.2% of all homes across the scheme will meet Accessible and Adaptable Homes requirements.



Site frontage viewed from Royal Drive



Well overlooked parking and an attractive streetscene improves levels of natural surveillance even into the evening and at night

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11.0 Summary and Conclusions



An intentionally tighter grain to central areas



Grassland and bulb mix



Grassland and bulb mix



Diagram highlighting storey heights across the DPA area. Taller buildings (purple) are focussed around central areas or in positions where they can function as key 'stop vistas' or frame key streets



Aerial photograph highlighting key local land uses, transport routes, town centre features and facilities and landscape character - Google aerial image

- 11.01** This Design and Access Statement (D+AS) highlights key design related elements underpinning the proposed development of 164 new homes, together with open space and associated infrastructure.
- 11.02** The proposals as now submitted are the product of a detailed 12 month design development and consultation process which has focussed on the delivery of an appropriate, high quality layout and wider scheme that clearly demonstrates Gleeson Homes' intention to create an efficient and inherently well designed proposals that can deliver an attractive new housing area in a positive way. This, in turn, will help in meeting the area's housing targets on a suitable, allocated and sustainably located site that performs well against key Cumberland / CBC planning policies.
- 11.03** Indeed, Gleeson Homes are committed to the successful delivery of the Land off Uldale View site, having carried out extensive studies, surveys, and assessments in order to develop a deliverable, efficient and sustainable solution for the site. These studies have considered utilities, planning policy, landscape, townscape and local character, flood risk and hydrology, transport, ecology and ground conditions. As such, the D+AS has focussed on the site's location, proposed content, approach to access, open space, key design parameters and use. The D+AS also addresses scale, proposed open space networks, houstypes, character, and the scheme's proposed appearance. On this basis,



Design cue - wildflower verges

proposals highlighted by the proposed Detailed Site Layout Plan (DSLPL) and across supporting plans are considered to respond sensitively to their surroundings and will, upon completion, offer an inherently appropriate response to site and context.

- 11.04** In summary, a well-conceived mix of houstypes will provide for a balanced range of 2 to 5 bedroom homes which will appeal to a wide section of the community to include both



Reduced extract from the proposed Proposed Detailed Site Layout Plan - Coloured 73D-MJG-101

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Model extract

affordable and open market properties. These have been arranged into a number of discreet and attractive pockets of characterful development,



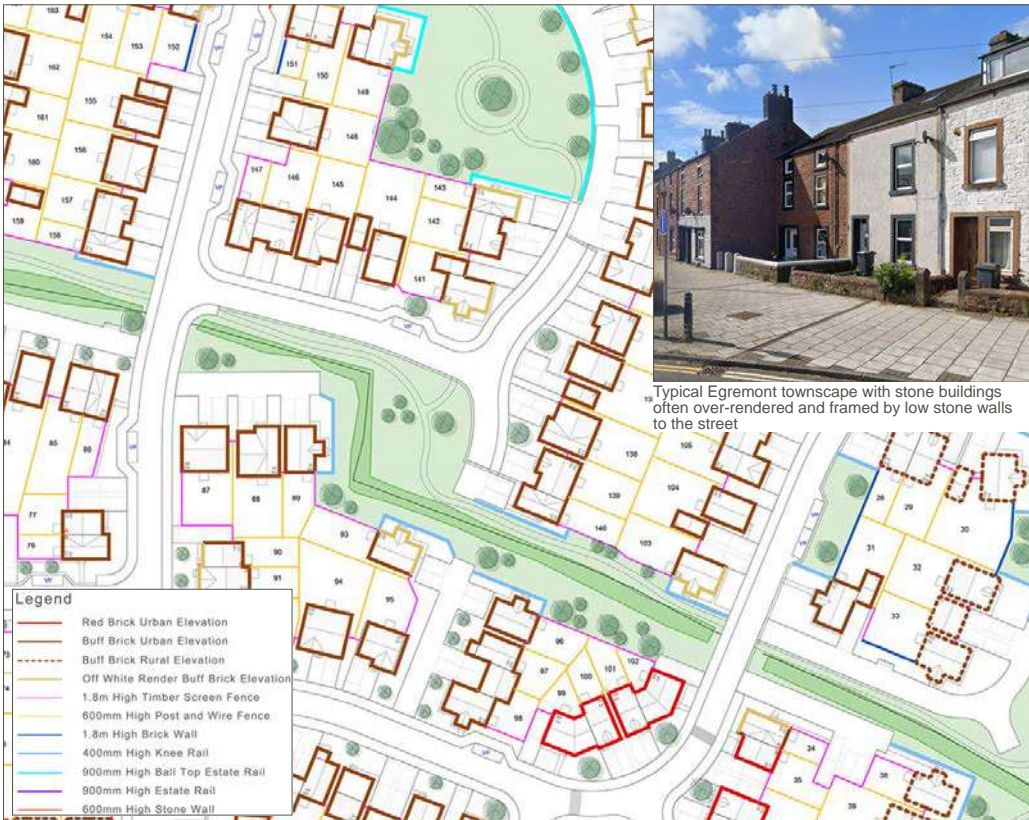
Illustrative Sketch - Entrance Gateway / Boulevard and Central Green

defined not only by density patterns, the scale, height and massing of units and size of plots and boundaries around them; but also by their materiality, the degree to which landscaping is a dominant feature or whether gardens or frontage areas feature in the streetscape.



Egremont town centre

11.05 The proposed DSLP (Ref: 73D-MJG-100 Rev E) and associated suite of drawings are well designed and provide for a coherent development structure that creates streetscene interest through the juxtaposition of buildings utilising varied building formats and setbacks, maximise privacy and establish key or 'significant buildings' at prominent vistas around an attractive network of streets and open space. Indeed, the DSLP provides for a coherent structure that interlinks open spaces with areas of built form



Reduced extract from the Proposed Boundary and Elevation Plan

Typical Egremont townscape with stone buildings often over-rendered and framed by low stone walls to the street



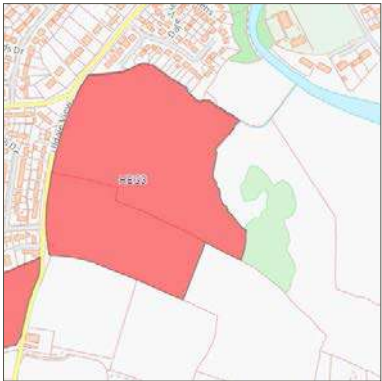
Illustrative Sketch - Eastern Edge

and generates good, well overlooked routes for safe movement.

11.06 Development of the Land of Uldale View and allocated HEG3 site, as conveyed through this detailed planning application, will have a tangible character and identity that responds to the site's immediate context, topography, and local distinctiveness.



'Parkfield' - finished in local sandstone



Site allocation HEG3 as highlighted within Policy H5PU in the emergent CLP 2021-2038

11.07 As such, proposals represent a unique opportunity to assist Cumberland Council in achieving the delivery of its allocated housing sites and sustaining the key settlement of Egremont into the coming years.