

**Our Ref: 2020-48**

Ms Christie Burns  
Planning Officer  
Planning – Development Management  
Copeland Borough Council  
The Copeland Centre  
Catherine Street  
Whitehaven  
CA28 7SJ

5<sup>th</sup> July 2021

**BY E-MAIL & POST**

Dear Ms Burns,

**RE: Outline Planning Application for residential development @ Croft End Farm, Nursery Road, Beckermot**

Adams Planning + Development Ltd (APD) are writing on behalf of the landowner, Jon Hodgson and family, in order to submit an Outline Planning Application is for the following form of development:

***“Change of use and conversion of agricultural barn and associated farmyard to provide the phased delivery of up to 5 no. self, custom or developer built residential dwellings with associated infrastructure and ancillary facilities - in Outline with Access defined.”***

The General Permitted Development Order 2015 (as amended) enables Applicants to first submit an Outline Planning Application to agree the principle of a proposed development, with the detailed design being reserved for approval at the Reserved Matters stages of the full planning application process.

This planning application is submitted in Outline with the primary access point being defined in order to first agree the principle of the proposed residential development of the site and confirm that the primary access point will be fixed as per the existing agricultural farm access.

We have collated the following supporting information in support this full planning application:

- This Covering Letter
- Planning Application Form & Fee of £924
- A Site Location Plan
- An Existing Site Plan (Drawing No. KL2895/01)
- An Indicative Site Layout Plan (Drawing No. KL2895/02, Rev. A)
- An Indicative House Type Plan (Drawing No. KL2895/03)
- A Planning, Design & Heritage Statement
- An Ecological Report (AIBM Ecology)

The proposed conversion of the traditional stone barn accords with Policy DM13 which allows for conversions of buildings within the settlement boundary, and the proposed demolition and replacement of the other agricultural buildings within the farmstead will provide a significant improvement to the residential amenities of neighbouring properties by removing the agricultural use and the associated potential for associated noise and smells.



The Indicative Site Layout serves to demonstrate that the proposed maximum of 5 units can be provided with ample off-street parking and good levels of external amenity space as well as exceeding the Council's residential design standards and separation distances.

The proposals accord with Policy SS1 by providing a high quality housing offer in-line with identified need for 3-bed units and self-build accommodation that will offer increased choice to diversify the housing market in line with the Council's most recent account of housing demand within the Copeland Borough.

The review of the Environmental Considerations within APD's Supporting Planning, Design and Heritage Statement demonstrates that there are no known technical constraints to delivering the proposed residential development in the manner outlined in the Indicative Site Layout. Accordingly, we urge the Council to approve the proposals in accordance with the NPPF's presumption in favour of sustainable development.

APD has not completed the Community Infrastructure Levy (CIL) forms in this instance given that Copeland Borough Council do not currently have an adopted CIL charging schedule.

The planning application has been submitted via the Planning Portal. We will contact the Council's administrative team within 5 working days of this letter to confirm the current timescales for validation of planning applications.

Yours sincerely,

**Russell Adams**  
**For and on behalf of Adams Planning + Development Ltd**

