

4/23/2076/001 - LAND OFF DALZELL STREET, MOOR ROW, EGREMONT

Thank you for inviting the Strategic Planning team to comment on this planning application. The comments below focus on the key policy elements for this outline application, recognising that policies relating to design, landscaping, flood risk/drainage etc. are also relevant.

Principle of Development

Moor Row is classified as a Local Centre in the adopted Copeland Local Plan 2013-2028, which supports housing to meet general, local and affordable needs within the defined settlement boundary as appropriate, together with possible small extensions on the edges of the settlement (Policy ST2/Figure 3.2).

Part of the site (the former goods yard) lies within the current adopted settlement boundary, with the remaining greenfield portion outside the settlement boundary and classified as open countryside. Due to historic challenges and viability issues with developing the former goods yard (a brownfield site) the greenfield portion of the application site was considered and supported through planning consent 4/16/2275/001.

The emerging Copeland Local Plan 2021-2038 Publication Draft identifies Moor Row as Sustainable Rural Village, which will support smaller scale housing allocations, windfall and infill development (Policy DS4PU). The area covered by planning approval 4/16/2275/001 has been included within the proposed settlement boundary for Moor Row in the emerging Local Plan (Policy DS4PU/Appendix B) in order to enable its future delivery.

The emerging Local Plan is currently at a very advanced stage, with the Examination Hearings having concluded. As there have been no objections raised through the Hearing sessions regarding the planned extension to Moor Row's settlement boundary the proposed boundary should be afforded substantive weight.

Affordable Housing

It is noted that the application form only identifies market housing, but the Planning, Design and Access Statement proposes that 10% of homes will be affordable, with details to be agreed at a future reserved matters stage. It is presumed that the applicant is proposing 10% affordable housing, although this should be confirmed.

While 10% affordable housing is lower than that pursued in the adopted Copeland Local Plan 2013-2028 (Policy SS3Aii/paragraph 5.4.5), it would be policy compliant with the requirements of the emerging Copeland Local Plan (Policy H8PU) and the NPPF.

The Strategic Housing Market Assessment (SHMA) 2021 identifies a need of 4 social/affordable rent homes per annum in the Cleator Moor sub-area, which includes Moor Row. The 10% affordable housing proposed would contribute towards meeting this need and is supported. We agree that a future reserved matters application would be the appropriate time to determine details of the affordable housing to be provided.

We would welcome continued involvement in any further discussions related to this development proposal.

Yours sincerely,

Strategic Planning Team