

Our Ref: 784-B032175

Nick Hayhurst  
Planning Manager  
Copeland Borough Council  
The Copeland Centre  
Catherine Street,  
Whitehaven  
CA28 7SJ

Dear Nick,

**LAND TO THE NORTH OF FLOSH MEADOWS – RESUBMISSION OF PLANNING PERMISSION (ref. 4/17/2224/0B1)**

I am writing to you with regards to the re-submission of planning consent on behalf of Richard Mulholland ('the Applicant') for the above site at Flosch Meadows, Cumbria. The planning permission:

*'Variation of conditions 3, 4, 7, 11 & 12 of application 4/16/2063/001 relating to the realignment of boundaries for plots 3, 4, 6, 7, 8 & 9, adjustment of foul and surface water drainage, repositioning of access for plots 6 & 7 and variation of construction method statement'* (ref. 4/17/2224/0B1).

lapsed on the 08/08/2020.

This letter accompanies a resubmission of the previous planning consent, which is intended to re-establish the planning permission for the site, including infrastructure and self-build plots. The application description is as follows;

*'Hybrid Application including an outline application for 21 self-build dwellings (with all matters reserved with the exception of access) and full planning to establish plot boundaries, road layout and site infrastructure associated with the erection of the 21 self-build dwellings'.*

A hybrid application has been proposed to allow the Applicant to commence the construction of site infrastructure in advance of reserved matters application/s (RMA) that will provide details of the individual self-build dwellings. This will allow the Applicant to move swiftly to establish the infrastructure which will facilitate the development of the site. As this is a self-build site it is suggested that longer time is allowed for the submission of RMAs. As such the Applicant proposes ten years for submission of reserved matters. The detailed elements are set out in 1842 – 1031 P3 -SR12 Surface Finishes and Landscaping – SR12 – The Meadow.

New Supporting Information

The principle of this development has already been established through the previous consents, and as such there is little change in the supporting information. However, there has been a change in the consultancy team, and a minor change to the drainage strategy, hence, new documents support the application.

The list below sets out the application pack accompanying the submission;

- Covering Letter.
- Site Location Plan.
- 1842-11 T4 - Long Sections Sheet 1.
- 1842-12 T2 - Long Sections Sheet 2.
- 1842-51 T1 - Drainage Construction Details Sheet 1.
- 1842-52 T1 - Drainage Construction Details Sheet 2.
- 1842 – 53 T1 - Drainage Construction Details Sheet 3.
- 1842 – 54 T1 - Drainage Construction Details Sheet 4.
- 1842 – 101 P1 - Section 104.
- 1842 – 1001 P2 - SR12 Engineering Layout.
- 1842 – 1031 P3 - SR12 Surface Finishes.
- 1842 – DS1 – C – Flosch Meadows – Drainage Strategy.
- 211012 Flosch Meadows SW 2 Year.
- 211012 Flosch Meadows SW 30 Year.
- 211012 Flosch Meadows SW 100 Year +40%.
- 211012 Flosch Meadows SW Layout.
- Flosch Meadows Design Code.
- 21 Dec2021 – Landscaping – SR12
- Design and Access Statement.
- 1842 – 71 T4 – Bulk Earthworks Sheet 1.
- 1842 – 72 T5 – Bulk Earthworks Sheet 2.

#### Planning Policy Updates

As time has passed since the original submission, we have reviewed relevant policy updates. The following section provides a summary of the key points since the previous application was granted.

Copeland Borough Council published the Local Plan 2021-2038: The Publication Draft on 10th January 2022. The draft states that Cleator and Cleator Moor are examples of a settlement cluster in Copeland, and due to the range of accessible services and safe linkages between the two, Cleator is defined a sustainable location to direct additional housing.

The Council will support development within identified settlements in the emerging local plan. Cleator has been identified as a Local Service Centre in emerging policy Strategic Policy DS3PU: Settlement Hierarchy, where development, including new homes is supported to help the Service Centre in its role in supporting the Borough's towns.

Flosch Meadows is located within the settlement boundary of Cleator as identified in the final draft of the new Copeland Local Plan 2021-2038: The Publication Draft. Development within the settlement boundary is generally supported as it provides a useful means of preventing sprawl and maintaining the settlement character and form. Therefore, the proposed development complies with emerging policy DS4PU: Settlement Boundaries.

The proposed development at Flosch Meadows is a re-submission of approved planning consent 4/17/2224/0B1, hence the principle of development has already been approved by Copeland Borough Council. Additionally, the Site has consented development to the north and east which means that the proposed development would form a sustainable continuation of the built environment and provide infill development.

Development at Flosch Meadows helps to improve the Borough's residential offer to meet the housing needs and aspirations of the Borough.

It is expected that all new development will meet high quality design standards. Emerging DS6PU: Design and Development Standards sets out that new developments must:

- a. Make use of existing buildings on site wherever practicable and deliverable, unless they have a negative impact upon the street scene;
- b. Create and enhance locally distinctive places which are sympathetic to the surrounding context of the built, historic and natural environment and local landscape character;
- c. Use good quality building materials that reflects local character and vernacular, sourced locally where possible;
- d. Contribute towards good health and well-being by incorporating high quality, inclusive and useful open spaces and providing high levels of residential amenity;
- e. Create layouts that encourage walking and cycling based on Active Design principles and connect the development to existing walking and cycling routes where possible;
- f. Provide safe, accessible and convenient pedestrian routes and allow for the safe access and manoeuvring of refuse and recycling vehicles;
- g. Adopt dementia friendly design principles where possible and take the needs of people with disabilities into consideration;
- h. Create opportunities that encourage social interaction;
- i. Be built to an appropriate density that enables effective use of land, whilst maintaining suitable levels of amenity;
- j. Be of flexible and adaptable design;
- k. Incorporate measures to design out crime and reduce the fear of crime, taking into consideration secured by design principles;
- l. Be laid out in a way that maximises solar gain to internal spaces to promote energy efficiency and sustainable solutions;
- m. Uses appropriate levels and types of external lighting that does not create light pollution and helps maintain dark skies;
- n. Mitigates noise pollution through good layout, design and appropriate screening; and
- o. Addresses land contamination and land stability issues with appropriate remediation measures

A Design Code is submitted with the application. The Design Code for the site will guide future RMAs and demonstrates how the proposed new homes at Flosch Meadows will be finished in materials appropriate to local distinctiveness to create appropriate development. Likewise, the Design Code states that dwellings on the site should not exceed two storeys in height, (two and a half storey will be supported where the roof void is utilised) thus illustrating how the development will sit with the local character and vernacular of the existing developments.

The Council will work with stakeholders, partners, and communities to make Copeland Borough a more attractive place to build homes and live. Development at Flosch Meadows will support the Council's emerging Policy H1PU: Improving the Housing Offer through the development of an attractive and well-designed housing site.

Furthermore, emerging policy H6PU: New Housing Development will grant permission for new homes providing that all the following criteria are met:

- a. the design, layout, scale, and appearance of the development is appropriate to the locality;
- b. an acceptable level of amenity is provided for future residents and maintained for existing neighbouring residents in terms of sunlighting and daylighting;
- c. privacy is protected through distance or good design;
- d. the development will have no unacceptable overbearing impact upon neighbouring residents due to its scale, height and/or proximity;

- e. the layout promotes walking and where appropriate cycling, linking with existing footpaths and cycleways;
- f. 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;
- g. adequate space for parking is provided, with preference given to parking spaces behind the building line to reduce street clutter; and
- h. the proposal does not constitute inappropriate development of a residential garden which would harm the character of the area.

The Design Code provided in support of this application demonstrates how the scale, appearance, layout and design of the proposed development will be sympathetic to the character of the locality, as required in H6PU(a). Furthermore, the layout of the proposed development establishes clear safe linkages in the form of pedestrian paths to Cleator Moor, thus proving how the proposed development meets the requirements of H6PU(e).

#### Conclusions

In summary, this letter provides an overview of the hybrid planning application related to 21 self-build dwellings at Floss Meadows, Cleator. It demonstrates how the principle of the proposed development is compliant with adopted and emerging local planning policy.

Furthermore, it reiterated that the principle of development has previously been accepted by Copeland Borough Council and, the situation of the Site between two existing consents to the north and east means that the proposed development would act as a sustainable continuation of the built environment.

I trust the above is clear, but please do not hesitate to contact me if you require any further information.

Yours sincerely,

Peter Shannon MA (Hons) MSc MRTPI

**Director**

For and on behalf of TetraTech Ltd