

**Application for Planning Permission.
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	Jefferson Park
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	Whitehaven
Postcode	CA28 9HE
Description of site location must be completed if postcode is not known:	
Easting (x)	297426
Northing (y)	516757
Description	<input type="text" value="Informal green space, within existing residential development, left undeveloped from previous planning application."/>

2. Applicant Details

Title	<input type="text"/>
First name	Kerry
Surname	Dryden
Company name	Home Group
Address line 1	Anthorne House
Address line 2	Irish Street
Address line 3	<input type="text"/>
Town/city	Maryport
Country	England

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area? (numeric characters only)

Unit

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

The proposal is to construct 14 dwellings for affordable rent.

Home Group purchased the site in 2012 and completed phase 1 of the development - 24 properties including houses and apartments. As part of the original application (application reference number: 4/06/2681/0) the development site was granted permission for a total 48 units (see next page for layout) however only 24 were completed by Home Group on 2012. Home Group made a decision to complete Phase 1 but review and redesign phase 2 to accommodate demand, utilise the space and create a more attractive neighbourhood.

Has the work or change of use already started? Yes No

6. Existing Use

Please describe the current use of the site

The site is currently informal green space left from the previous planning application within an existing residential development.

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

Before the first phase of Jefferson Park, the site was previously occupied by Lakeland Laundry and a refuse tip which were demolished to allow for the first phase of residential development.

When did this use end
(if known)?
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

7. Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Clay Facing Brick, Ibstock Morpeth Blend (Brick Code: A2801A) to make up the majority of the wall fabric.

Feature render detail to terrace of 5 to be K-Rend Thin Coat in colour: Polar White.

Weatherboarding to be used as a feature detail on all house types, cedar click cladding in dark grey is proposed.

Feature brick detailing to use same brick, pattern/bond to be confirmed.

All named materials and manufacturers are subject to review and possible substitution with a similar equivalent product.

Roof

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Breedon Flat Tiles proposed in colour: anthracite.

All named materials and manufacturers are subject to review and possible substitution with a similar equivalent product.

Windows

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Dark Grey UPVC

7. Materials

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Dark Grey UPVC

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	1.8m Close boarded fence

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Tarmac and block paving

Other Entrance Canopy	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Dark Grey GRP and brick piers to match external walls

Other Rain water pipes and gutters	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	black UPVC

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

See; 203 - HT01 Floor Plans and Elevations, 204 - HT01 Floor Plans and Elevation, 205 - Boundary and Materials Plan, 207 - Elevation Materials Proposal and Jefferson Park Materials Schedule for further detail.

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

Please provide information on the existing and proposed number of on-site parking spaces

9. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	24	24

10. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

K8379-100 Indicative Drainage Layout and Level Information

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Bin stores are to be located in rear gardens, all rear gardens have clear points of access.
Refer to 202 - Site Plan for further detail.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

Bin stores are to be located in rear gardens, all rear gardens have clear points of access.
Refer to 202 - Site Plan for further detail.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? Yes No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Add 'Social, Affordable or Intermediate Rent - Proposed' residential units

Social, Affordable or Intermediate Rent - Proposed						
	Number of bedrooms					Total
	1	2	3	4+	Unknown	
Houses	0	14	0	0	0	14
Total	0	14	0	0	0	14

Please select the existing housing categories that are relevant to your proposal.

16. Residential/Dwelling Units

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Total proposed residential units	<input type="text" value="14"/>
Total existing residential units	<input type="text" value="0"/>
Total net gain or loss of residential units	<input type="text" value="14"/>

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses. Yes No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? Yes No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? Yes No

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? Yes No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

23. Pre-application Advice

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

04/05/21 - Initial pre-application discussion with Nick Hayhurst and Sarah Papaleo from Copeland Borough Council. Home group presented the site analysis and general principles of design, development, massing, parking, and materials. Feedback was supportive of principle.

27/05/21 - Discussion regarding highways and the car parking strategy with Michael D. Robinson from Cumbria County Council. Home group presented 3 options with varying amounts of parking: option 1 - 2 parking spaces per dwelling, option 2 - 1.5 parking spaces per dwelling, option 3 - 1 parking space per dwelling. Observations were made of the over spill car park to the north west (hosting 18 parking bays), showing that it was not well used further supporting the proposal of lowering the car parking requirement and making the most of existing infrastructure in order to create a more desirable development. It was also noted that the development will remain private and is not being adopted. It was agreed that option 2 was the preferred option, providing 1.5 spaces per dwelling (21 in total) and 3 additional visitor parking spaces.

14/06/21 - Email correspondence with Nick Hayhurst, Home Group provided with a validation checklist.

06/07/21 - Home Group contacted Nick Hayhurst for further feedback on elevations and material choices. Providing up to date floor plans, elevations, suggested materials and proposed rendered elevations.

12/07/21 - Email correspondence from Copeland Borough Council with Home Group showing general support of the approach, minor revision may be required but would be dealt with during the determination period.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

16/07/2021