

Ref: SB/2415

07 June 2022

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Covering Letter – Reserved Matters Applications 4/21/2195/0R1 & 4/21/2196/0R1 - Harras Dyke Farm, Harras Moor, Whitehaven – Amended Plans

This letter provides additional information in relation to the submitted applications for Reserved Matters Approval consisting of access, appearance, landscaping, layout and scale on land at Harras Dyke Farm, Harras Moor, Whitehaven.

As you will note, amended plans are submitted with this letter, which cover recent discussions with statutory consultees.

For clarity on these applications, I comment below on the issues raised in the course of each submission and then the actual detail to be considered by the Council – the reserved matters. Given some of the points raised in the process of each application, I feel it is important to draw attention to the applications in hand, which are applications for Reserved Matters Approval only. To be clear, Outline Planning Permissions have already been granted on this site, and the suitability of this site for residential development is agreed. Further and for the avoidance of doubt, subject to each Reserved Matters Approval, separate application(s) will be made in the future to discharge remaining conditions of each Outline Planning Permission.

United Utilities:

UU's comments and requirements are acknowledged and have been addressed.

We are able to confirm that a site survey and trial pit excavation was undertaken in the presence of UU staff to formally locate UU infrastructure. For the avoidance of doubt, the submitted Constraints Plan(s) show the position of UU infrastructure **as surveyed**.

The proposed site layout has carefully considered the location of existing water mains (and associated easements) so that all of the UU water easement is located in proposed highways or public open spaces.

We have no objection to the wording of UU's proposed planning condition.

Drainage:

We note UU's request for further (drainage) information prior to determination and reiterate that these Reserved Matters applications do not seek to discharge any planning conditions of the Outline Planning

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Permission(s). Subject to each Reserved Matters Approval, separate formal application(s) to discharge planning condition(s) (including those related to drainage matters) will be submitted.

Following on from the above, we disagree with UU's request for additional information *prior to determination* (of these Reserved Matters application) as relevant planning conditions are already stated within the Outline Planning Permission(s) under which Reserved Matters Approval is sought. Those planning conditions provide UU with the comfort it seeks, and we suggest that their comments on Drainage will be appropriate *prior to determination* of any subsequent application for discharge of drainage related planning conditions.

Whitehaven Town Council ("WTC"):

We note comments of WTC in their letter dated 28th January 2022 and also note recent press coverage of the WTC meeting referred to in their letter.

As you are aware, submitted applications are for approval of Reserved Matters only (in combination totalling 90 units) relating to previously approved Outline Planning Permissions which (in combination) approved up to 110 units on a slightly larger site. You will also be aware that the density and scale of submitted proposals is commensurate with the approved Outline Planning Permissions.

The matters raised by WTC would appear to be matters addressed prior to grant of the Outline Planning Permission(s) for this site and are not matters affecting these applications for approval of Reserved Matters.

Cumbria County Council Access/Footpath:

Following the receipt of the consultation responses from the Cumbria County Council Access Officer, we have discussed the existing footpath and potential alternative footpath routes through the development with those Officers at Cumbria County Council. We have now received informal feedback that the additional submitted plan (ref Footpath Diversion Plan Drwg No 1931-PL219 rev F) is an acceptable route and anticipate that their consultation response will reflect this feedback.

Affordable Housing:

Affordable housing is controlled by way of Condition 14 on Outline Planning Permission 4/16/2415/001. As with the above comments on drainage, these Reserved Matters applications do not seek to discharge any planning conditions of the Outline Planning Permission(s). Subject to each Reserved Matters Approval, separate formal application(s) to discharge planning condition(s) (including those related to affordable housing matters) will be submitted.

It is however clear that the range of dwelling types provided in these Reserved Matters applications is sufficiently varied in size and type to cater for affordable housing requirements.

Access:

The highway access location from Harras Road was agreed in the Outline Planning Permission(s) and the submitted Reserved Matters proposals utilise this agreed access point. The Avenue character area extends from the site access in a north-east direction before curving towards the centre of the eastern boundary. The highway within the Avenue is 5.5m wide (a primary access) until it passes The Green, where it reduces to 4.8m wide thereafter.

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Visibility splays at the access junction of 2.4 x 49m in a north-westerly direction and 2.4 x 42m in a south-easterly direction are indicated on Site Layout plans having been agreed with Cumbria Highways using speed data provided by them. You will note however that additional visibility (beyond the agreed splays noted above) is also available.

Appearance:

The proposed development has been designed to create a soft outer edge to help integrate it into the wider landscape and improve biodiversity opportunities; it has developed as a series and hierarchy of streets along which dwellings are located; it also incorporates a series of open spaces to create a sense of place and integrated links between streets and open spaces to allow residents and visitors to enjoy movement throughout the development.

The dwelling styles within these applications comprise:

- two-storey dwellings with pitched gable roofs, both with and without flat roofed single-storey bay windows
- two-storey dwellings with hipped pitched roofs that have flat roofed single-storey bay windows
- two-storey dwellings with pitched gable roofs, incorporating projecting front gables, and either with or without flat roofed single-storey bay windows.

These properties are a modern interpretation of locally prevalent dwelling types and finishes. Traditional render finishes are used to draw attention to architectural features (and feature properties) while brick is used extensively, as is prevalent on The Highlands and on the most modern dwellings along Harray Road.

Landscaping:

The proposed layout capitalises on, and enhances, the opportunities identified in the original D&AS to increase biodiversity and integrate the development into its setting.

The native field hedgerow to the northern boundary contains the site and helps to improve the micro-climate in this high open landscape. Hedgerow trees help to break up the rooflines of the development as seen from the north. Shrub and scrub planting on the north east corner of the site encloses the open space, making it feel safe and comfortable while also blocking headlights shining into the site from southbound vehicles using Red Lonning. Along the eastern boundary, a substantial open space (incorporating SuDs) separates the development from Red Lonning providing extensive biodiversity opportunities. Landscaping plans have been updated to take the recent layout amendments into account.

Layout:

The layout has been discussed at length during the application process with the Officers at Copeland Borough Council. The most recent feedback suggested that the layout proposed was appropriate, and with this in mind minimal amendments to the general design have been made, only as necessary to address concerns regarding highways and footpaths. The submitted layout has been discussed informally with the Cumbria County Council Officers, who have provided informal feedback that they are now satisfied with the layout from a highways/footpath perspective.

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For ease of reference, amendments arising from feedback of Highways and Access Officers at Cumbria County Council are summarised as follows:

1. Introduction of additional off-highway footpaths along the southern boundary and amendment of footpath routes along the eastern boundary to incorporate feedback from Access Officers. This amendment can be most clearly seen by reference to newly submitted plan (ref Footpath Diversion Plan Drwg No 1931-PL219 rev F).
2. Change of materials along primary and secondary access roads to reduce areas of block paving while retaining demarcation of raised traffic tables.
3. Provision of a continuous footway link to the frontage/side of plots 42-44 (inclusive) to further strengthen pedestrian movement options.
4. Marginally increased width of private shared driveway and introduction of car turning head serving:
 - a. Plots 15-19 inclusive.
 - b. Plots 77-81 inclusive.
5. Marginally increased width of private shared driveway and introduction of vehicular access loop with car turning head serving Plots 25-29 (inclusive) and Plots 35-38 (inclusive).

Scale:

As you are aware, submitted applications are for approval of Reserved Matters only (in combination totalling 90 units) relating to previously approved Outline Planning Permission(s) which (in combination) approved up to 110 units on a slightly larger site. You will also be aware that the density and scale of submitted proposals is commensurate with the approved Outline Planning Permission(s).

Please let me know if any further information is required.

Kind regards,

Simon Blacker MRTPI
SRE Associates