

27th September 2023



Cumberland Council
Planning Department
The Copeland Centre
Catherine Street
Whitehaven
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CA28 7SJ

Neil Morton
Director
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The Lumen
St James Boulevard
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Newcastle upon Tyne
NE4 5BZ

Dear Sir/ Madam,

Applicant: Gleeson Homes
Address: Land to the south of Daleview Gardens, Egremont, CA22 2JX
Proposal: Full planning application for the residential development of 164 dwellings (Use Class C3), vehicle access from Uldale View, landscaping, SUDS, and associated infrastructure works

On behalf of our client Gleeson Homes, we hereby enclose a full planning application for a residential development of 164 dwellings and associated infrastructure on approximately 7.7 hectares of land at south of Daleview Gardens, Egremont ('the Site').

By way of context, the Site forms a draft housing allocation referred to as HEG3 'Land to south of Daleview Gardens' within the emerging Copeland Local Plan which underwent examination in January 2023. Given the advanced stage of preparation and lack of unresolved objection following examination, including to the housing allocation of the site specifically, it is considered that the emerging Copeland Local Plan, which will replace the existing development plan documents once formally adopted, can be given weight in the decision-making process.

The submission documents demonstrate that the Proposed Development is in accordance with the emerging Local Plan and development in this location would support the housing and economic development objectives and meet the aims and objectives of sustainable development, delivering planning benefits across all three strands of sustainable development (economic, social and environmental) as set out in the NPPF. There are no technical or environmental impacts that would significantly or demonstrably outweigh the substantial benefits.

Therefore in accordance with the clear decision-taking instruction at paragraph 11(d) of the Framework, we respectfully requested that the application is approved without delay.

Submission Documents

The application has been submitted online via the Planning Portal (ref. PP-12397799) and has been prepared in line with national and local planning application validation requirements. A schedule of the submission documents and drawings is appended to this covering letter.

The accompanying application documents demonstrate that the proposals would secure a high quality scheme and the delivery of 164 dwellings would help to meet Copeland and Cumberland's housing need through the mix of house types and sizes, including 10% affordable housing provision. The proposals accord with the

relevant local and national planning policies and there are no technical or environmental impacts that would significantly or demonstrably outweigh the benefits of the proposal.

Planning Fee

The fee of £38,591.00 (£38,655 with Planning Portal service charge) has been calculated based on the submission of a full planning application seeking full planning permission for 164 dwellings and associated infrastructure.

I trust the application is all in order, however please do contact me if you require any further information.

Yours sincerely,

Neil Morton MRTPI
Director

Enclosures. As detailed below.

COVERING LETTER APPENDIX- Land south of Daleview Gardens, Egremont
Application Documents and Drawings Submission Schedule

Submission Documents		Prepared By
1.	Application Forms and Certificates	Savills (UK) Ltd
2.	Location Plan	Design by Pod
3.	Existing Site Plan	Design by Pod
4.	Detailed Site Layout Plan 73D-MJG 100 Rev E	Design by Pod
5.	Detailed Site Layout Plan Coloured 73D-MJG 101	Design by Pod
6.	Proposed Boundary and Elevation Treatment Plan 73D-MJG 103 Rev A	Design by Pod
7.	Proposed Illustrative Street Scenes 73-MJG 110	Design by Pod
8.	Proposed Parking Provision Plan 73-MJG 104 Rev A	Design by Pod
9.	Tree Constraints Plan	Westwood Landscape
10.	Tree Mitigation Plan	Westwood Landscape
11.	Tree Survey Aerial Plan	Westwood Landscape
12.	Swept Path Analysis- Refuse Vehicle VN222370-TR100 Rev A	Vectos
13.	Landscape Plan WW/L01	Westwood Landscape
14.	Landscape Management Plan WW/L02	Westwood Landscape
15.	Plant schedule	Westwood Landscape
16.	House Type Images	Gleeson Homes
	Clifden 358-359 Render 21 Buff	Gleeson Homes
	Clifden 359 Urban Buff	Gleeson Homes
	Clifden 359 Urban	Gleeson Homes
	Cork 201 Rural Buff	Gleeson Homes
	Cork 201 Urban Buff	Gleeson Homes
	Cork 201 Urban	Gleeson Homes
	Cork 201 Render Buff	Gleeson Homes
	Keady 340 Rural Buff	Gleeson Homes
	Kilkenny 304 Render Buff	Gleeson Homes
	Kilkenny 304 Urban Buff	Gleeson Homes
	Longford 401 Rural Buff	Gleeson Homes
	Longford 401 Urban Buff	Gleeson Homes
	Longford 401 Urban	Gleeson Homes
	Milford 360 Render Buff	Gleeson Homes
	Milford 360 Rural Buff	Gleeson Homes
	Milford 360 Urban Buff	Gleeson Homes
	Milford 360 Urban	Gleeson Homes
	Moy 254 Render Buff	Gleeson Homes
	Tyrone 301 Rural Buff	Gleeson Homes
	Tyrone 301 Urban	Gleeson Homes
17.	Planning Statement	Savills (UK) Ltd

18.	Design and Access Statement	Design by Pod
19.	Archaeological Desk-based Assessment	Gerry Martin Associates Ltd
20.	Heritage Statement	Humble Heritage
21.	Preliminary Ecological Appraisal	Ascerta
22.	Habitat Regulations Assessment	Ascerta
23.	FRA and Drainage Strategy Report	Gadsden Consulting
24.	Phase 2 Ground Investigation Report	Geo Environmental Engineering
25.	Tree Survey	Westwood Landscape
26.	Tree Schedule	Westwood Landscape
27.	Transport Assessment (including Interim Travel Plan)	Vectos
28.	Economic Benefits Report	Gleeson Homes