

DESIGN AND ACCESS STATEMENT

OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT AND APPROVAL OF ACCESS, LAND OFF ARLECDON PARKS ROAD, ARLECDON

1. Introduction

This is an outline application for residential development and approval of a new access on land off Arlecdon parks Road, Arlecdon.

The document deals with design and access issues relevant to an outline application whereby all matters except access are reserved for subsequent approval.

A pre-application discussion with the LPA has determined that the following documents would need to be provided:

This document
Location Plan
A Phase 1 Habitat report
A Topographical Survey
A notional layout

These documents are provided with the application and should be referred to in relation to those matters.

2. Site Location and Description

The application site is on agricultural land on the southern side of the A5086 as it passes through Arlecdon and lies adjacent to existing residential property to the east and north. There is agricultural land to the west and the site is bounded to the south by commercial premises. The land is generally sloping from north to south.

The site is bounded on the north by the A5086 and a well developed hedge. The main road has a footpath and is in a 30mph zone.

The site comprises .339ha and is currently used for rough grazing.

3. Design principles

This application seeks an outline consent with all matters relating to house type design and materials reserved for subsequent approval.

The site could accommodate up to 10 dwellings based upon the LPA desired density of 30 per ha, however detailed design is likely to reduce this to 9 considering the need for access and bearing in mind potential issues of overlooking in relation to the residential property to the east and north. For

example, bungalow or dormer type development may be appropriate and the notional layout provided includes a mix of house types and sizes.

4. Design for Crime

As this is an outline application issues associated with the prevention of crime through design will be dealt with at detailed stage. Suffice to say that the relevant matters will include a consideration of the potential issues arising from proximity to the public highway. Boundary treatments will be dealt with at detailed stage and it is noted that there are no off road public footpaths in the immediate area.

The development will have a single road access only.

The road layout will be to fully adoptable standards in accordance with County Council requirements.

5. Access

The access details are submitted for approval at this stage reserved for subsequent approval. It is maintained that a satisfactory access can be provided along the road frontage with appropriate splays.

6. Planning Policy

The site lies outside the settlement limits of Cleator Moor as identified in the Copeland Local Plan 2013-2028. This site was shown as a potential housing site in the LPA Options document dated January 2015 (Site Ar7).

In May 2017 the LPA considered a report about the 5 year land supply for housing in the Borough and concluded that there was only a 2.2 year supply available. On this basis, the current Adopted Core Strategy is considered out of date and requires review, therefore the current Plan carries limited weight in determining planning applications.

In this context, it is relevant to consider the National Planning Policy Framework (NPPF July 2018) whereby in the absence of a robust supply of housing land applications for housing should be granted permission unless any adverse impacts of doing so would significantly outweigh the benefits when assessed against the policies of the framework.

The NPPF states that approval of alternative housing sites will provide a realistic prospect of achieving the planned supply and ensure choice and competition in the market for land.

Pending the completion of the current Local Plan review and allocations exercise the site is clearly consistent and compliant with the National Planning Policy Framework (NPPF).

The Council has adopted a non-statutory Interim Housing Strategy pending this review. This will be relied upon as a material consideration in the determination of planning applications. The Strategy will consider development proposals contiguous with development boundaries or the existing built form of settlements against a number of criteria, these being:

- *The scale of development must be appropriate to the size, character and role of the settlement. In this context, the cumulative impact of completions and permissions will be relevant.* This is not a major development (being under 10) and is consistent with the scale of adjacent development. There are no other developments in the village of this size, either with permission or under development.
- *Preference will be given to schemes in settlements that have the greatest concentration of facilities and services.* Arlecdon is a Local Centre in the Borough having a wide range of facilities including a primary school, shop and post office, public houses, community and sports facilities, garage, and employment centres (In Rowrah). It is also on good public transport links and the C2C cycleway which is within 20m of the site.
- *Proposed development should not have a significant impact on the capacity and safety of the highway network.* The site would have access from a main A class road.
- *Individual and cumulative impacts of development on infrastructure capacity should be mitigated.* No critical impacts have been identified.
- *Proposed developments should create safe and accessible environments that offer good access via a range of transport modes. Sites where it is possible to walk easily to a range of facilities will be considered more sustainable than sites which would make car journeys more likely.* The site is a 5 minute walk to local facilities and less to the C2C cycleway.
- The site does not lie within a high Flood Risk Zone.
- There are no impacts upon the National Park.
- No affordable housing is proposed as this is a minor development. In any event it is acknowledged that Arlecdon has a high proportion of improved terraced housing suitable for first time buyers.
- It is not claimed that this site is specifically suitable for Executive Housing but rather of general needs, particularly families.
- Design matters can be dealt with at reserved matters stage. It would be appropriate to reflect the principles of form and materials of adjacent development.

- The proposal would not create a merger of two settlements and the incursion into open countryside is modest on a site a little over a third of a hectare.
- There would be no demonstrable harm to the local landscape which is classified as Type 5 “Lowland” in the Cumbria Landscape Guidance. The key features of value are the hedgerows to the south and east which can be incorporated into development at detailed stage.

On the above basis and in the context of the interim nature of current planning policy and the NPPF this should be considered sustainable development.

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