

DESIGN AND ACCESS STATEMENT



Planning Branch Ltd

**SITE: Land nr Hallsenna, Holmrook, CA19
1YD**

**PROPOSAL: Reserved Matters
Application for dwelling (outline
4/19/2341/001)**

APPLICANTS: Mr M Freeman

June 2020

This report has been prepared by Planning Branch Ltd with all reasonable skill, care and diligence, within the terms of the Contract with the Client. This report is confidential to the Client and Planning Branch Ltd accept no responsibility of whatever nature to third parties to whom this report may be made known.

No part of this document may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without the prior written approval of Planning Branch Ltd.

© Planning Branch Ltd.

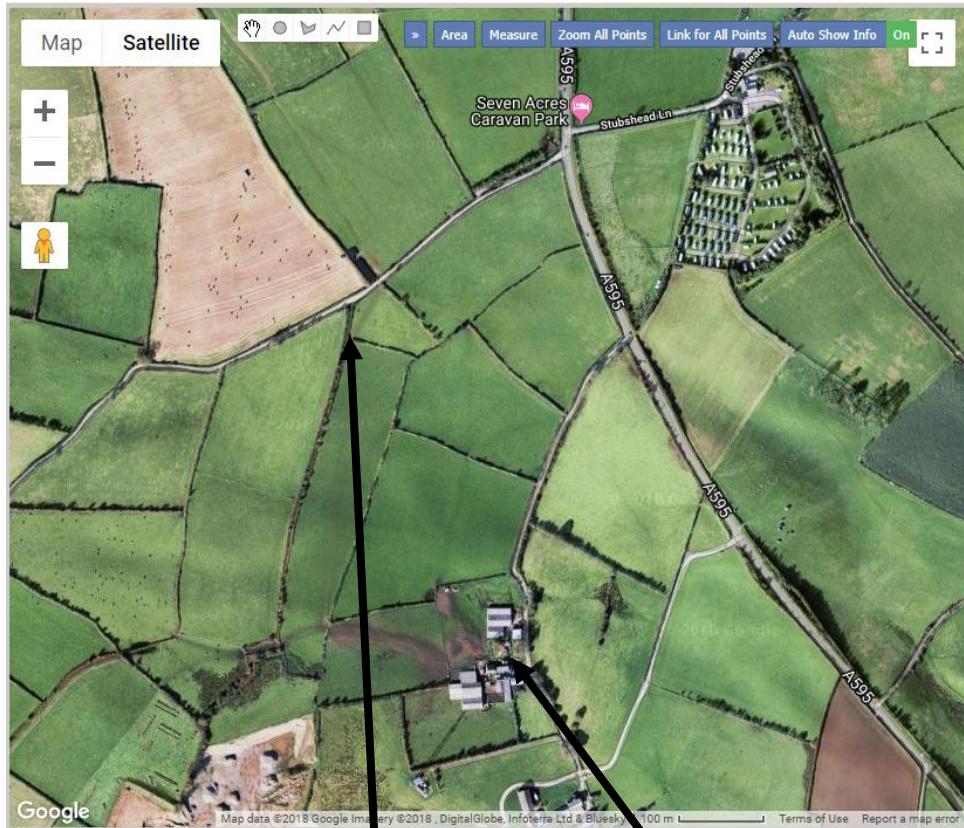
CONTENTS

INTRODUCTION	4
SITE DESCRIPTION	4
CONSTRAINTS	5
Drainage	5
PROPOSAL	7
CONSULTATION.....	8
Planning Officer.....	8
HISTORY	8
LAYOUT AND SCALE	9
LANDSCAPING	9
HIGHWAYS & ACCESS	9
ASSESSMENT	10
Landscape.....	10
PLANNING POLICIES.....	10
National Planning Policy Framework (NPPF).....	10
Copeland Local Plan 2013-2028	10
ST1 – Strategic Development Principles	10
ST2 – Spatial Development Strategy.....	10
SS2 – Sustainable Housing Growth	10
SS3 – Housing Needs, Mix and Affordability	10
ENV4 – Heritage Assets.....	10
ENV5 – Protecting and enhancing the Brough’s landscapes	10
DM10 – achieving quality of place	10
DM12 – Standards for residential developments	10
CONCLUSION.....	11

INTRODUCTION

Planning Branch Ltd has been commissioned to produce this report in support of the proposed reserved matters submission for the development near Hallsenna, Holmrook. The proposal is for the erection of an agricultural worker dwelling for the applicant and his family.

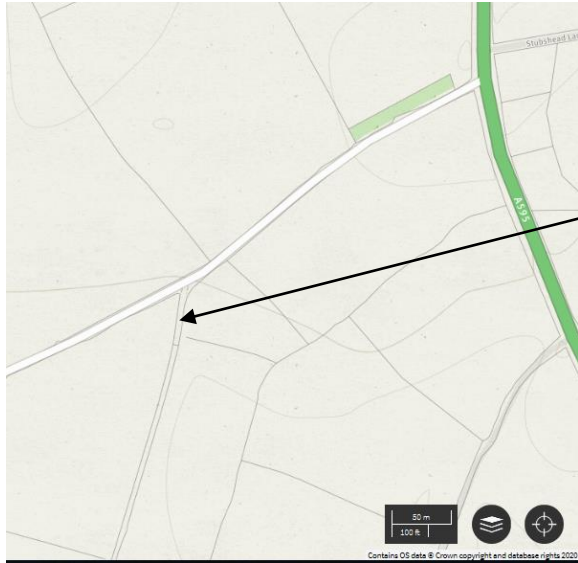
SITE DESCRIPTION



Proposed Application Site

High House Farm

The site has been agreed as part of the outline approval and is indicated above.



As the map clearly illustrates there is an historical track that runs along the edge of the application site.

Prior to the outline approval the cattle moved from the farm side of the track to the other side going through the application site. However, since the outline approval has resulted in the gateway being blocked the use of the existing old cattle track will be used once the dwelling is constructed.

The track was overgrown however since the approval of the outline application the vegetation has been cleared prior to the nesting season to allow the cattle to gain access from the farm side of the lane and the land on the other side once the dwelling is constructed.

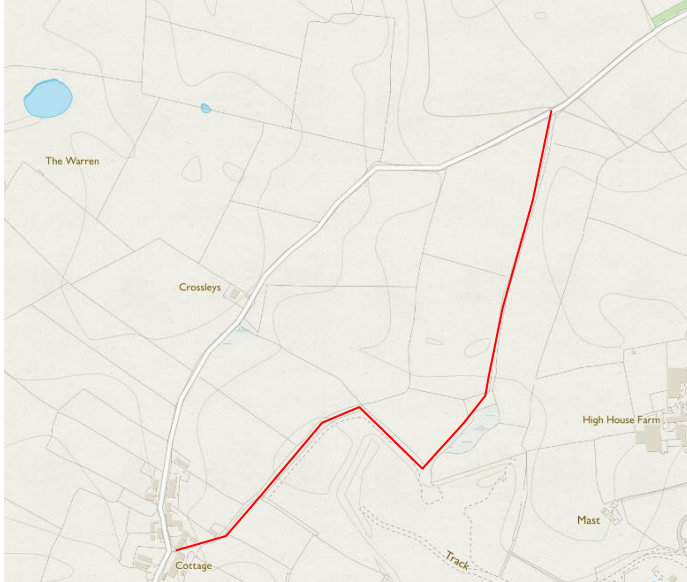
CONSTRAINTS

Drainage

The site is not located within an area of flood risk, and there are no flood risk zones in close proximity which could be impacted upon. A drainage assessment has been provided as part of the application submission.

Heritage Asset

Historic England states “there may be many buildings and **sites** in a local planning authority’s area that make a positive contribution to its local character and sense of place because of their heritage value.”



The historical access track provided access to the quarry and the adjacent properties at Hallsenna and to Hallsenna Moor Nature Reserve as indicated on the plan above and below. It is considered that the track is part of the historical significance of the area. Since the vegetation has been cleared the tracks significance is established.



Map of 1860 – 1863



Entrance of historic lane for cattle access



View up the historic lane to road



View down historic lane

PROPOSAL

The building has been designed to resemble a barn conversion and it is considered that locating it along the historic track is consistent with the historical buildings that were found in this area of which many have been lost over time. The building has been pushed further down the site to result in a better relationship with the historical track and moving it further

from the Hallsenna Lane to allow the topography to provide further screening. Thus, the orientation needs to be with the track rather than Hallsenna Lane.

Since the comments from the planner further changes have been made to have stone on the end of the lean too glass structure to reflect the stone gable of the barn.

According to the historic maps there were many structures located along the lanes in this area which over time have been lost.

CONSULTATION

Planning Officer

After a number of email correspondence between the officer and Agent the design and scale have been accepted. As part of the process the orientation was changed to be parallel with the Hallsenna Lane. However, after further reviewing the history of the area and the cleared track it became apparent that the best position would be orientated parallel to the old track as if parallel to the Hallsenna Lane it would not relate well due to the distance from the Hallsenna Lane especially since moving the dwelling further down the site to allow the topography to partially screen the site.

HISTORY

The outline approval accepted the principle of the workers dwelling.

LAYOUT AND SCALE

The site was chosen doing the outline approval with the exact siting being considered as part of the pre-application works.

The orientation of both options was plotted onto an Ariel image. Although the Ariel image does not have the cleared historical track as the image was taken before December 2019 this has ben indicated on the Ariel image.

The red is the application as submitted and the blue is the previous.



LANDSCAPING

A hawthorn and blackthorn hedge are proposed along the edge of the boundary with the existing hedgerow along the Hallsenna lane and the historic track being retained. Two trees are proposed to be planted within the new hedgerow to offer filtered screening when viewed from the field access.

HIGHWAYS & ACCESS

In order to retain the hedgerow along the Hallsenna Lane the existing access is to be used. A hardcore track will then lead along the edge of the hedgerow to the site at the lower part of the field. The hardcore lane from the access on the Hallsenna lane and the curtilage is not enclosed. A cattle grid is proposed to the curtilage area. Parking and turning is provided on the site.

ASSESSMENT

Landscape

The use of hedgerow plants to match the existing on the site further respects the character. The sections show how the site sits at the lower part of the field and is only seen partially from the Hallsenna Lane thus the natural topography offers screening.

PLANNING POLICIES

The most relevant guidance and policies to this development are:

National Planning Policy Framework (NPPF)

Copeland Local Plan 2013-2028

ST1 – Strategic Development Principles

ST2 – Spatial Development Strategy

SS2 – Sustainable Housing Growth

SS3 – Housing Needs, Mix and Affordability

ENV4 – Heritage Assets

ENV5 – Protecting and enhancing the Brough's landscapes

DM10 – achieving quality of place

DM12 – Standards for residential developments

The Copeland Local Plan (2013-2028) has also been assessed when preparing this application. The above policies are considered to be the most relevant policies to this development.

Policy ST1 of the Local Plan broadly supports the development by supporting development which meets the needs of the local housing requirement, minimising the need for travel, supporting the borough's agricultural assets and providing properties with high levels of amenity value. The principle of the dwelling has been agreed as part of the outline approval.

Policy ST2 of the local plan is in regard to the development strategy for the area. Generally, housing is mainly supported within defined settlements, within the settlement

boundaries. Although development outside of these areas is restricted, policy ST2 supports proposals which meets a specific local need, including the provision for agricultural workers. It is therefore considered that this proposal is also supported by policy ST2.

Policies SS2 and SS3 relate to sustainable housing growth and housing need, mix and affordability. Within these policies the requirement is to provide a range and choice of good quality home for everyone. Policy SS3 in particular is supportive of providing housing for specific groups where there is a housing need, including agricultural and key workers.

ENV4 refers to heritage assets, although the track is not a designated heritage asset it is a historical feature and the design respects this feature and retains it.

ENV5 requires development respects the characteristics. The design of the proposal as a barn conversion ensures that the location adjacent to the historical track respects the character of the area thus according with this policy.

DM10 considers the scale, orientation and design. As the above report has established the reason for the orientation and the design thus the proposal accords with this planning policy.

CONCLUSION

To conclude, the proposal is for the erection of a single agricultural workers dwelling for the applicant and his family, to allow him to live close to his place of work at Holmrook. The barn style design and orientation has been chosen to respect the character of the area and link to the historical features in the area and accords with the planning policies.