

DESIGN AND ACCESS STATEMENT

Outline Application for two dwellings

Land to the North East of Sea Breeze Lodge, Nethertown, Egremont

1.0 Introduction

1.1 This statement is submitted in support of an outline application for two dwellings on land adjacent to Sea Breeze Lodge, Nethertown. Three dwellings were approved on an adjoining parcel of land on 13/03/2019 under application ref: 4/18/2465/001.

2.0 The Site

2.1 The application site is currently domestic curtilage ancillary to and located immediately north east of Sea Breeze Lodge. The site forms a natural extension of the scheme approved under 4/18/2465/001. Sea Breeze Lodge is a substantial double fronted dwelling representing a prominent feature in the village of Nethertown. Immediately to the south of Sea Breeze Lodge is a development of five dormer style bungalows. To the south and west is the village of Nethertown.

2.2 The C4021 immediately adjoins the northern boundary of the site with the Lakeland View Park Home site located beyond. The site is considered to represent a logical extension to existing development at Nethertown.

3.0 Design and Layout

3.1 This application is accompanied by an Indicative Site Layout Plan and Landscape Structure Plan. The site layout plan shows a shared surface road extended from the access junction with the public highway approved under

4/18/2465/0O1. The proposed site plan shows the indicative position of the two dwellings. It is anticipated that the dwellings will be single storey with dormer style rooms in the roof space to align with the principles established under 4/18/2465/0O1. The detailed design will form part of any future submission for approval of reserved matters. The design is likely to reflect adjoining development to the south of Sea Breeze Lodge. Single storey and dormer style dwellings are typical of the locality and will reflect the style of adjacent development.

3.2 The Landscape Structure Plan shows:

- (i) the native species hedge retained to the southern boundary;
- (ii) a new native species hedge planted to the eastern and north eastern boundaries, interspersed with trees and specimen shrubs;
- (iii) a substantial tree belt to be planted adjacent to the western boundary;
- (iv) an area of ornamental shrubs and specimen species at the site entrance with similar landscape treatments continued along the plot frontages.

3.3 The landscaping scheme will both enhance the development, enable the development to assimilate with the settlement and local landscape. The creation of native hedgerows will create and improve wildlife habitat. The tree belt to the western boundary will enhance privacy and soften the boundary between existing and the proposed development.

4.0 Planning policy context

4.1 The relevant planning policy documents are considered to be the National Planning Policy Framework and the Copeland Local Plan 2013-2018 (Core Strategy and Development Management Policies).

4.2 On the 9 May 2017 the Council conceded that they could not demonstrate a supply of deliverable sites sufficient to meet a minimum of five years worth of housing supply against the Council's target requirement. The Council approved the housing land supply position and noted its implications for the borough. In May 2017 the Council calculated that the supply of deliverable housing sites to be a maximum of two years and three months. The under supply of deliverable sites was and remains acute.

4.3 In the absence of a demonstrable five year housing supply, where relevant, the policies of the Development Plan are out of date and "the tilted" or weighted balance applies. The Council conceded that a broad range of the Development Plan policies are out of date. This particularly relates to the settlement boundaries defined by Policy ST2.

4.4 In the context of Paragraph 11 of the NPPF this site is considered sustainable and planning permission should only be refused if the adverse impacts significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF as a whole.

4.5 In response to the lack of a five year housing land supply and the status of the Development Plan the Council introduced an Interim Housing Policy. The Interim Housing Policy is in effect a decision making guide to determine what

constitutes sustainable development. It is broadly based on the spatial strategy and the development hierarchy. The Interim Housing Policy adopts a criteria based approach against which proposed development may be considered.

4.6 This site is contiguous with the previous settlement boundary for Nethertown. The scale of the proposed development is considered to be appropriate to the size, character and role of Nethertown. Whilst the level of services and facilities within Nethertown are limited two new dwellings are unlikely to have any significant adverse impact. The development will not result in the adverse impact on infrastructure capacity, it will not result insignificant intrusion into open countryside and it will not result in any significant or demonstrable harm to the local landscape character.

4.7 The proposal is consistent with the NPPF, Copeland Local Plan 2013-2028 and the Interim Housing Policy.

5.0 Access

5.1 The proposal is served by a shared surface road from the C4021. The C4021 serves Nethertown and is the main route into Nethertown from Egremont and the wider highway network. The access junction and visibility splays were appraised by a transport consultant and approved under 4/18/2465/001. The approved arrangement is reflected on the proposed site plan. Traffic flows adjacent to the site are again relatively low and it is estimated that the proposed development is likely to generate two additional two-way vehicle trips in each peak hour. This modest increase can be accommodated within the local road network and is unlikely to cause any adverse effects.

5.2 Nethertown is also served by a railway station which provides commuter services to the main local centres of employment at Sellafield and Whitehaven.

5.3 A turning head is shown to terminate the shared surface road. The turning head size indicated exceeds the minimum size required to turn a refuse vehicle.

6.0 Conclusion

6.1 The proposal will provide family housing to meet local housing needs on a scale appropriate to Nethertown. Nethertown has previously accepted small-scale development in the form of infilling and rounding off to serve local needs. The site represents a natural continuation of existing/ approved development. The development is considered to comply with the NPPF and Development Plan Policies. The proposal will not create any adverse effects and accordingly outline planning permission should be granted.