

Design and Access Statement

Proposed Outline Planning Application
Former Dairy Site at Flosch Farm



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Design & Access Statement

1.0 Background

The site lies to the North of Ennerdale Country House hotel (Grade II Listed) and the barns in part formed the Dairy to Floss farm. The land was divided off from the main hotel and has remained in a semi derelict state for several years.

The site has been the focus of residential development for over a decade and historic issues have related to forming an acceptable highway access, this however has now been addressed. In addition Flood mapping of the site had not been accurately mapped and again this has now been addressed by the Environment Agency following the recent significant floods in Cumbria.

1.1 Scale

The proposal is to develop the site to create a small residential development of around seven dwellings on this site, accessed from a single highway access point. The properties will be subject to a Reserved Matters application but are expected to satisfy the identified demand for Executive homes as identified within the current planning policies.

The site extends to the East with a narrowing of land, this is subject to a Tree Preservation Order and as such is thought undevelopable and sits outside of the planning application red line.

1.2 Access

The access location is agreed in principle with the highways authority and achieves their required 2.4m x 60m splays required for a site access for this number of dwellings on a 30mph speed restricted road.

A turning head is provided within the site to CCC highway standard to allow turning of refuse vehicles as such all vehicles leaving the site will be in a forward gear.

Parking within the site will be determined through a Reserved Matters application but is currently calculated as two external spaces per dwelling and an additional space within the garage (21m²) in size. It is noted the site is not restricted and additional parking can be created on site if required.

1.3 Appearance

This is to be subject to a Reserved Matter application however it is expected to be a maximum two storey development, using traditional local materials. Within the site is an existing sandstone building and it is anticipated that some of this stone can be re-used as feature panels and boundary walls within the site.

1.4 Culvert

An existing culvert exists on the site and although not formerly mapped the location shown has been determined in accordance with the neighbour to the site who has

done some investigation work regarding this. The culvert served an old mill wheel within the site and the location of a deep pit has been identified to serve this wheel.

It is proposed to link all of the surface water once attenuated into this culvert connecting directly to the river.

1.5 Trees

The application site does have some tree planting and vegetation within the red line site, this is wholly self seeded growth, of poor quality and has impacted on the condition of the retained barns. The site has also been subject to Knotweed and is currently under a management scheme to control this invasive species. To satisfy the neighbour we have provided confirmation within the planning documents that this control strategy is in place.

1.6 Neighbour Consultation

We have engaged with Mr Mullholland of Flosch Farm (opposite the site) prior to submitting the application to share knowledge and understanding of both this scheme and indeed of the forthcoming developments planning consented to the rear of Flosch Farm. The entrance to this site sits close to his own private driveway.

1.7 Conclusion

The application in outline sees the re-use of a brownfield site and creation of a new small scale residential development in accordance with the NPPF. The scale of the site does not trigger an affordable housing requirement being less than 1000m² and 10 units. Issues regarding drainage and access have been pre-determined and as such should simply be referenced by the planning authority. The redevelopment of the site will enhance the setting of the Listed Building to the South and this is a significant positive attribute to the scheme. Whilst there remains live consented housing schemes within the locality this site is more desirable given it's scale and is deliverable within a 3 - 5 year period and would be progressed subject to achieving a suitable planning consent.