

## **DESIGN & ACCESS STATEMENT**

### **Full Application for a surface water retention basin at**

#### **Keekle Meadows, Cleator Moor, Cumbria**

#### **1.0 The Proposal**

1.1 This proposal involves the construction of a surface water retention basin which will serve phase 4 and parts of phase 3. The retention basin will effectively be a substantial landscaped area at the entrance to phase 4. The outer part of the basin area will be landscaped with trees and shrubs immediately adjacent to the estate road and proposed development. The retention basin itself will be an area of land lowered by approximately 1m and then laid to grass. The basin will be predominantly “dry” and appear as an area of grassland. In periods of heavy rain, the basin will accept surface water which will then be released into the existing surface water drain at a regulated rate.

1.2 The use of a landscape retention basin creates an opportunity to create an open area of landscaping rather than using an underground engineered concrete or similar structure to store surface water. It is considered to be the most sustainable option. The location of the retention pond is solely dictated by the fact that it is at the lowest and optimum ground level. The location of the retention basin is in the only location which it may technically be sited to serve the development. Notwithstanding, the retention basin does create a landscape separation between Phase 4 and the earlier phases of development. This large green area will in effect appear central on the site and once Phase 4 has been developed out.

1.3 The location of the surface water basin is also dictated by its proximity to the adopted surface water drain which serves the adjoining development. United Utilities require this drain to be protected and accessible. This precludes the drain being located within private plot boundaries or gardens. This in effect means that it must be located under a public highway.

This in turn has dictated that the estate road must run effectively in a straight line along the southwest boundary of the site. This allows the development to sit back from the boundary of the site and allow substantial landscaping of the entire southwest boundary. A band of trees, hedging and shrubs will extend the entire length of the southwest boundary of the site.