

1.0 FLOSH MEADOWS, DESIGN AND ACCESS STATEMENT ADDENDUM

Hybrid Application including an outline application for 21 self-build dwellings (with all matters reserved with the exception of access) and full planning to establish plot boundaries, road layout and site infrastructure associated with the erection of the 21 self-build dwellings.

Flosh Meadows

Cleator

CA23 3EP

Design and Access Statement Addendum

1.1 INTRODUCTION

This Design and Access Statement addendum has been prepared in support of an outline application for 21 self-build dwellings (with all matters reserved with the exception of access) and full planning to establish plot boundaries, road layout and site infrastructure associated with the erection of the 21 self-build dwellings.

This addendum should be read in conjunction with the submitted Design and Access Statement and Design Codes.

1.2 SITE ASSESSMENT

The application site (hereafter ‘the Site’) is located to the northwest of Flosh Meadows in the settlement boundary of Cleator as identified in the final draft of the new Copeland Local Plan 2021-2028. The Site is currently grazing land.

1.3 DESIGN

1.3.1 Design Concept

This section describes the principles that have guided the design solution for the 21 self-build dwelling plots. The key design concepts of the proposed development are to deliver a high-quality residential environment; deliver a mix of housing types; provide much needed homes for the local community and new residents; establish a sense of place; and promote sustainable development.

1.3.2 Appearance

It is anticipated that the dwellings will comprise a mix of single storey, 1 ½, 2 and 2 ½ storey properties. The appearance of the dwellings will be developed by future occupiers taking into account the Flosh Meadows Design Code.

1.3.3 Landscaping

Landscaping is a key factor in the proposed development and a landscaping plan has been provided in support of this application. Proposed planting of locally grown vegetation on the southern boundary on the Site will aid the proposed development in integrating with the surrounding neighbourhood.

1.3.4 Access

Access to the Site will be off Floss Meadows which connects to the local road network on Main Street (A5086).

1.4 SUMMARY

This hybrid application seeks approval for the outline application of 21 self-build dwellings, with all matters reserved with the exception of access and, full planning permission for the plot boundaries, road layout and site infrastructure associated with the 21 self-build dwellings. This document sets out how the Site, once developed will provide a high quality residential environment, well integrated into the existing residential development in the immediate area.