

PLANNING, DESIGN & ACCESS STATEMENT

Full Planning Application for Seventy Dwellings

Land at Summergrove, Whitehaven, Cumbria

1.0 Introduction and Planning History

1.1 This Planning, Design and Access Statement is submitted in support of a Full planning application for a residential development comprising 70 dwellings on land at Summergrove, Whitehaven. On 24 March 2023 outline planning permission was granted for up thirty self-build dwellings (4/22/2237/001 refers). On 2nd September 2024 outline planning permission was granted for up to 40 self-build dwellings (4/23/2104/001 refers). It should be noted that there are no physical boundaries between the two parcels of land associated with the outline consents and that a notional boundary was created only for legal option and outline planning purposes. The outline consents remain valid. Detailed discussions have taken place with Nick Hayhurst and given the complexities of submitting two reserved matters applications along with two discharge of conditions applications and taking BNG into consideration, it has been agreed that a Full planning application covering the entire site is the most appropriate way forward to a detailed approval.

2.0 Site and Surroundings

2.1 The site is current agricultural land located to the south of Summergrove Park, Whitehaven. Summergrove Park was developed in two phases as a self-build development. The initial phase was developed in the late 1980's early 1990's accessed from the Galemire to Summergrove Road. A further phase of development was undertaken in the late 1990's early 2000's. This formed a self-build development extending Summergrove Park to the boundary of the application site.

2.2 The Summergrove Hall hostel and functions event centre is located to the west of Summergrove Park. It is understood that Summergrove Hall is now operated by UCLAN as student accommodation connected with courses delivered at West Cumberland Hospital and West Lakes Science Park. The West Cumberland Hospital is the general hospital serving West Cumbria and is located to the west of the application site on the eastern fringe of Whitehaven.

2.3 The Westlakes Science and Technology Park is located immediately to the south, and this predominantly takes the form of high-quality business park in individually landscaped plots. West Lakes Science Park provides significant high value employment primarily in science, technology, nuclear and professional services. The Park is home to over 2,000 professionals employed in a range of sectors including nuclear, energy, research and development and professional services. The Park prides itself as an inspirational business environment.

2.4 The Science Park's green travel plan promotes sustainable travel and has invested in green travel infrastructure. This green infrastructure of public transport, cycling and walking will benefit the site and the wider area. The science park extends from the site southwards to its boundary with the A595. The Science Park has safe and pleasant walking and cycling routes connecting with the national cycleway network.

2.5 Summergrove occupies a location to the east of Whitehaven and has easy connectivity to key public services in the eastern (predominantly Hensingham) areas of Whitehaven. This includes the West Cumberland Hospital, the town's secondary schools including Whitehaven Academy, St Benedict's School and Mayfield School. Sports facilities including Whitehaven Swimming Pool, Copeland Athletics Stadium, sports fields and 3G pitches at the St Benedict's/ Mayfield School campus and Hensingham Rugby Club. In addition, there are a range of services including shops, filling station, public houses, primary schools and places of worship.

2.6 The site also has a strong connectivity to the town of Cleator Moor including employment locations at the Phoenix Centre and Leconfield Industrial Estate. Leconfield Industrial Estate is currently undergoing re-development to host an Industrial Solutions Hub as a major component of the West Cumbria economy. Local services include primary schools, convenience shopping, healthcare, public houses and places of worship.

3.0 The Proposal

3.1 This Full planning application has been formulated to create a high-quality landscaped residential site. 10% of the dwellings will be provided as affordable housing in line with the new Copeland Local Plan 2021 - 2039. It is anticipated that these units will be Build to Rent homes to be provided at a discounted rent of 80% of the market rent.

3.2 The Landscape Layout submitted with the proposal shows the previously approved access point from the public highway, internal road layout, developable areas and structure landscaping. The landscape infrastructure serves to create a fully integrated development.

3.3 The internal access road is laid out as a formal driveway with gentle curves following the northern boundary of the site. The areas around the access road will be fully landscaped, structure planting to the north of the access road and specimen trees to the south. The main area of the site would incorporate structure planting predominantly to the site boundaries to screen the development from external views and to provide a natural breaks. The structure planting would extend to create discrete developable areas within the site. The proposed landscaping to the boundary will reinforce existing landscaping on the West Lakes Science Park site. The BNG uplift required will be achieved within the application red line boundaries.

3.4 Two surface water attenuation ponds are required to support the drainage strategy. The first attenuation pond is located at the front (eastern) boundary of the site and will be fully landscaped. This will establish important structure planting consistent with the neighbouring

structure boundary planting at West Lakes Science Park. The second attention pond is shown in the western corner of the site.

3.5 The proposed development comprises five dwelling types (A, B, C, D and E) along with an Alms House design to be utilised in terraces and a one-off Gate House design to set the scene at the start of the developable area. A Plot Schedule has been provided setting out the above and confirming the number of bedrooms in each unit. It is considered the dwelling types will provide a balanced mix to meet a variety of housing needs whilst at the same time resulting in a cogent form of development to create a high-quality environment.

4.0 Access and Highways

4.1 The application is accompanied by the Transport Statement previously approved as part of the two outline consents. The purpose of the Transport Statement was to review the accessibility of the site by sustainable transport modes and to consider the impact of the generated traffic on the local road network. The site will utilise the same new junction arrangement onto the C4003 as that approved under the two outline consents with the required visibility splays. It is considered that the Transport Statement and junction design are still appropriate.

4.2 The Transport Statement concludes that is close to a number of local facilities capable of being accessed by walking, cycling and public transport. In addition, a range of public services and facilities can be reached within a 24-minute walk or a 10-minute cycle ride. Furthermore, residents can access the entirety of Egremont and Whitehaven via cycleways.

4.3 The internal road layout and parking provision is shown on the Site Plan and Landscape Layout. The internal network will remain private and not be offered for adoption but will be constructed to adoptable standards as per the submitted highway details. A management

company will be appointed to manage and maintain the internal road network, foul/ surface water drainage systems and communal landscaping in perpetuity.

5.0 Planning Policy

5.1 The planning policies relevant to the proposed development are contained in the National Planning Policy Framework (2024) (NPPF) and the Copeland Local Plan 2021-2039 (CLP), adopted in November 2024.

5.2 The application site is an allocated housing site (HSU1) in the adopted CLP.

5.3 The application site benefits from two valid outline planning permissions, 4/22/2237/001 and 4/23/2104/001 refers.

5.4 New housing brings economic benefits particularly during the construction period. The site has potential to attract families living and working within the borough who may otherwise choose to live outside the borough and commute. This is particularly relevant at why high wage earners at the Westlakes Science and Technology Park or Sellafield plant. The proposed dwellings will provide a level of support and improve the vitality of the local community, services and businesses.

6.0 Conclusion

6.1 The site benefits from two valid outline planning consents, 4/22/2237/001 and 4/23/2104/001 refers.

6.2 The site is an allocated site (HSU1) in the adopted Copeland Local Plan 2021 – 2039.

6.3 Following detailed pre-application discussions with the Council, it has been agreed that a Full planning application covering the entire site is the most appropriate way forward to a detailed approval.

- 6.4 The proposed development aligns with national and local planning policy.
- 6.5 The proposed development creates a high-quality landscaped residential site. 10% of the dwellings will be provided as affordable housing in line with the new Copeland Local Plan 2021 - 2039.
- 6.6 The proposed development will provide a balanced mix to meet a variety of housing needs whilst at the same time resulting in a cogent form of development to create a high-quality environment.
- 6.7 The BNG uplift required will be achieved within the application red line boundaries.
- 6.8 The proposed development will utilise the same new junction arrangement onto the C4003 as that approved under the two outline consents with the required visibility splays.

06/08/2025