

**Planning Statement – Land adjacent to Kirkland Road, Ennerdale  
Bridge**

**Proposal:** Full Planning Application for the erection of 9 dwellings



October 2019

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## 1.0 Introduction

- 1.1 This planning statement has been prepared on behalf of the applicant in support of a planning application for residential development on land adjacent to Kirkland Road, Ennerdale Bridge.
- 1.2 The application is submitted in full, covering all matters relating to the development. The purpose of this statement is to set out the planning case in support of the development of the site, and it should be read in conjunction with the plans and other supporting documentation listed below:

- A suite of architectural drawings;
- Detailed landscape Layout and Appraisal;
- Drainage Strategy;
- Transport Statement & Road Safety Audits;
- Archaeology & Heritage Statement;
- Ecological Appraisal;
- Tree and hedgerow Report.

- 1.3 Section 2 of this Statement will set out the site's context, Section 3 covers the proposed development, Section 4 relates to the planning history of the site and surroundings, Section 5 will set out the planning policy context against which the application must be considered and undertakes a planning assessment of the proposed development, and Section 6 will draw together the conclusions.

## 2.0 The Site

- 2.1 The application related to an area of agricultural land extending to 0.92 hectares which lies to the north of Ennerdale Bridge village. The development extends into open countryside further to the north, to the west the site is bound by a lane which serves a small collection of existing bungalows and to the south it adjoins the residential curtilage of Prospect House. Its eastern boundary is lined by a hedgerow which fronts onto Kirkland Road. The land is part of the farm unit at Sadlers Knott to the north of Ennerdale Bridge.
- 2.2 The site is used for grazing animals whilst still in the current ownership. The topography of the land raises towards the north of this site, falling away in each direction towards the boundaries, also with a central dip in the site. The field is open land, with no trees within the central area of the land, and only the hedgerow to the eastern boundary.
- 2.3 The application site is situated adjacent to an established residential area of the village. It is close to the local amenities consisting of the school, church, playpark, 2 pubs and The Gather, which is the village shop/village hall and café. Ennerdale Bridge is recognised as a Local Service Centre in the Copeland Local Plan.
- 2.4 The village is also situated 3 miles from the town centre of Cleator Moor. Cleator Moor is a town with a population of circa 7,500 people and is the 3<sup>rd</sup> largest settlement in the Borough. It is also in fairly close proximity to Sellafield, the County's largest employer where 10,000 highly paid jobs are located. The town has a range of shops and amenities, including a post office, library, dentist, doctors, pharmacies, butchers, supermarkets, schools, various convenience stores etc.

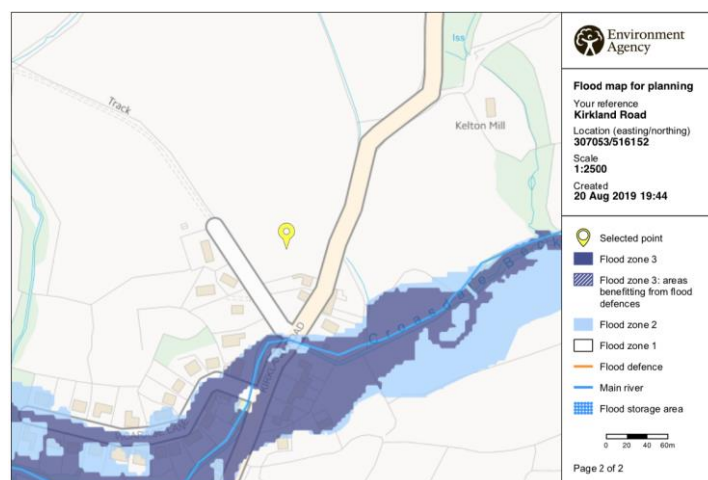
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- 2.5 The A595 which runs through Copeland can be joined 5 miles from the site and provides easy access to both Sellafield and Whitehaven and continues north towards Carlisle, and Egremont and Sellafield to the south. The A595 links to the A66, 13 miles north of the site which connects to Penrith and Junction 40 of the M6 to the east.
- 2.6 In summary therefore, the site is situated within a long-established residential village that is within reach of a decent range of community facilities.
- 2.7 There are no Conservation Areas or Listed Buildings on or directly adjacent to the site. There are no Listed Buildings within Ennerdale Bridge.
- 2.8 There are no Tree Preservation Order's on the site. The nearest TPO is to the south of the Lane which only goes as far as the River bank of Croasdale Beck, and therefore does not impact on the site in any way.



- 2.9 The site is located in an area that the Environment Agency Flood Map for Planning has noted as Flood Zone 1, and as such have a low probability of flooding. A copy of the Environment Agency's Flood Map is included below.



### **3.0 The Proposed Development**

- 3.1 The application is a full planning application including all details regarding access, scale, layout, landscaping and appearance of the residential development proposed on the site.
- 3.2 The proposed redevelopment will utilise a new point of access on to Kirkland Road to the east of the site to serve all of the dwellings. A new footpath link to the village will be created by the surfacing and use of the back lane, which leads from the village to the farm building and dwellings at Sadlers Knott.
- 3.3 The proposed scale of the development is 9 dwellings on the site, all of which are open market properties. Each property is detached, all with independent private amenity space. At 9 dwellings on a site of 0.92 hectares, this is a density of nearly 10 dwellings per hectare.
- 3.4 The layout of the proposed development is a traditional small-scale development with all of the proposed dwellings arranged around one main entrance and central access road. The properties are shown to have large driveways to accommodate a number of vehicles. The proposed layout includes pedestrian walkways around the proposed development. Pedestrian connectivity to the village centre is proposed via a connection to the back lane from the site as previously mentioned.
- 3.5 The proposed appearance of the development comprises a mix of detached two storey and single storey dwellings. The dwellings will be finished using a mix of different facing bricks and render.
- 3.6 Each property will have a minimum of two in curtilage parking spaces, although the majority of the dwellings have parking provision for in excess of three cars. The dwellings include a range of detached, attached and integral garages.
- 3.7 The landscaping in relation to the proposed development has been carefully considered and builds upon the work undertaken in the previously withdrawn planning application.
- 3.8 The application site is considered well related to the existing residential developments to the south and west, the road network and it is considered that the development of the site in the proposed form is possible without having any adverse impact on residential amenity to the surrounding properties. The aim of the proposed development is to extend Ennerdale Bridge village in a style and size that is appropriate to the existing settlement.

### **4.0 Planning history**

- 4.1 - 4/18/2071/OF1 – Erection of 11 Dwellings – Land adjacent to Kirkland Road, Ennerdale Bridge - Withdrawn
- 4.2 The following applications near to the application site are considered relevant to the proposal:
- 4/89/0024/0 – 3 bed bungalow – Field 933 /Banla Side, Ennerdale Bridge – Approved

## 5.0 Planning Policy and its application to the proposed development

- 5.1 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Local Development Plan consists of policies within the Core Strategy and Development Management Policies DPD (December 2013). The policies in the following paragraphs are considered relevant to the proposed development.
- 5.3 The Local Plan sets out a long-term spatial vision and strategic objectives to support Copeland’s vision which is “Working to improve lives, communities and the prosperity of Copeland”. Although it was adopted before the updated NPPF (2019) it was adopted after the first NPPF that was published in March 2012 and therefore closely follows the principles of sustainable development, as defined by national policy and delivering sustainable housing in accordance with that policy.
- 5.4 As of the 9<sup>th</sup> May 2017, Copeland Borough Council announced that it cannot demonstrate a five-year supply of housing sites, with a supply of 2.3 years. Policies for the supply of housing set out within the Copeland Local Plan 2013 – 2028 (Core Strategy and Development Management Policies) will no longer be deemed up-to-date; and these policies carry less than full weight in decision-making. As an update to this, in the decision to Planning Appeal Ref., the Planning Inspector stated that Copeland could at this point demonstrate a 3.2 year supply of housing sites, and therefore there is still not a five-year land supply in place and as such the Local Plan Policies continue to carry less weight. For reasons of clarity however, the Planning Policy section of this document included Policy text from the National Planning Policy Framework (NPPF as amended 2019), Copeland Local Plan, and the Copeland Borough Council Interim Housing Policy, which was created following the May 2017 statement regarding land supply, but is guidance and not an adopted Local Plan document.

### Strategic Policies

- 5.5 **Policy ST1** of the core strategy sets out the fundamental principles that will achieve sustainable development. Amongst other things it seeks to ensure that development created a residential offer which meets the needs and aspirations of the Boroughs housing markets.
- 5.6 **Policy ST2** sets a spatial development strategy whereby development should be guided to the Principal settlement and other centres and sustain rural services and facilities.
- 5.7 The above are the strategic policies with particular relevance to residential housing sites.
- 5.8 **Policy SS1** seeks to improve the housing offer of the borough by, amongst other things, by allocating housing sites to meet local needs in locations attractive to house builders and enhancing the general surrounding residential environment of the borough.
- 5.9 With regards to the above, it is noted that the site is within the vicinity of a number of residential properties. The proposed residential development will be built to a high standard, will have minimal impact on local amenity and improve the borough’s housing stock in this desirable residential location.

The Council has abandoned progress on a housing allocations document with the lack of housing land supply being acknowledged, but this was intended to build on the Local Plan and Policy SS1 to identify sites that: -

- Met the needs of the Local Plan and the NPPF (2012);
- Provided sustainable development;
- Help to meet the needs of Copeland and provide a sound basis for economic growth.

It is considered that that site meets the above, given the location on the edge of a village, adjoining other dwellings and being a desirable location for new residential development of an appropriate scale.

Furthermore, residential development is directed towards Ennerdale Bridge as one of Copeland's Local Service Centres. The site is adjacent to the village's settlement boundary as detailed in the Copeland Local Plan 2001 – 2016 and therefore the principle of residential development is supported by both the NPPF and the Local Plan. It is expected that the settlement boundaries are reviewed during the now restarted land allocations process for the Local Plan.

5.10 **Policy SS3** requires housing development proposals to demonstrate how the proposal helps to deliver a range and choice of good quality and affordable homes for everyone. This is assessed by how well a proposal meets the identified needs and aspirations of the Borough's individual Housing Market Areas as set out in the Strategic Housing Market Assessment (SHMA). The aim of the policy is therefore to: -

- Create a more balanced mix of housing types and tenure within that market area, in line with the evidence provided in the SHMA
- Include a proportion of affordable housing which makes the maximum contribution (consistent with maintaining the viability of the development) to meeting identified needs in that market area

5.11 The development proposes a varied and complementary mix of different dwellings on the basis of large house types and detached, with variations in number of bedrooms, garages and plot sizes. This also includes bungalows, which is viewed as a positive inclusion given that the Borough has a higher than average ageing population. Private amenity space within each residential curtilage is commensurate to the size of each dwelling and the character of the area. In addition, it is noted that the Strategic Housing Market Assessment (SHMA) indicated an unsatisfied demand for large houses in the North of the Borough and executive homes across the Borough. The development will therefore meet a range of housing needs and aspirations.

5.12 No affordable dwellings are proposed in the development, due to the revised development site area and number of properties.

5.13 Therefore, it is evident that the proposed housing mix wholly accords with the policies set out in the Copeland Local Plan.

5.14 **Policy SS5** sets out the Council's position in relation to the provision and access to open space and green infrastructure. This aims to protect against the loss of designated open

space, set the minimum open space standards for new development and promote the establishment, improvement and protection of green infrastructure.

5.15 The proposed development has been designed with this in mind and in accordance with the Policy provides significant planting around the site and the addition of a tree belt to the north eastern boundary. In addition, a line of planting is proposed along the northern site boundary to soften this boundary. Full details of the landscaping proposals are details on the submitted plans.

5.16 **Policy ENV1** sets out an approach to ensure that new build development is not prejudiced by flood risk, by permitting new build on sites outside areas at risk of flooding, and ensuring that new development does not contribute to increased surface water run-off through measures such as Sustainable Drainage Systems.

5.17 The proposed development is located within Flood Zone 1 which the Environment Agency (EA) define as an area having less than 0.1% annual risk of flooding and is therefore at the lowest risk of flooding. The site is therefore considered to be a low risk in terms of flooding.

The proposal will use a conventional gravity drainage system to collect surface water run-off. Drainage will be disposed of via existing watercourse, which is subject of a separate detailed Drainage Impact Assessment submitted with the planning application, which has been revised following further consultation with Cumbria County Council. In relation to foul drainage, the disposal will be via a treatment plant located within the site.

5.18 **Policy ENV3** seek to ensure that new development will protect and enhance biodiversity and geodiversity.

5.19 A full Phase 1 Ecological Appraisal of the site was carried out to assess the potential for species and habitats of note or importance which raised no issues to address.

5.20 **Policy ENV5** relates to the protection and enhancement of the Boroughs landscapes. It seeks to ensure that landscapes are protected from inappropriate change through unsympathetic development.

5.21 The vision for the scheme is to provide a development which is high quality, and which has the rural character of the site and village at the heart of the design approach.

The application is accompanied by a landscape appraisal and a landscape plan, to ensure that the proposed development is visually acceptable in terms of both the village and wider views in relation to the Lake District National Park.

#### Development Management Policies

##### Design

5.22 **Policy DM10** states the Council will expect high standard of design and the fostering of 'quality places' and development proposals will be required to: -

- Respond positively to the character of the site and the immediate and wider setting and enhance local distinctiveness through an appropriate size and arrangement of development plots, the appropriate scale and massing of houses;

- Incorporate existing features of interest including local vernacular styles and building materials;
- Address vulnerability to and fear of crime and anti-social behaviour by ensuring that the design, location and layout of all new development creates clear distinctions between public and private spaces, overlooked routes and spaces within and on the edges of development;
- Create and maintain reasonable standards of general amenity.

5.23 It is considered that the above principles have been taken into account in the design and layout of the proposed development. The proposed dwellings are considered appropriate in form, design and size, and also the size is laid out at an appropriate density for a rural village location. The building materials proposed are considered to fit with the existing dwellings in the village and had a good standard of amenity within the site and to the external boundaries. In addition, the application now included the surfacing on the rear access lane for pedestrians following further pre-application consultation with Cumbria County Council. This will provide the development occupants and the other existing residents in the area with better accessibility to the rest of the village. It is therefore considered to meet the criteria listed in Policy DM10.

#### Residential Amenity

5.24 **Policy DM12** requires new build residential properties to have: -

- a separation distance of at least 21 metres between directly facing elevations of dwellings containing windows of habitable rooms
- a separation of at least 12 metres between directly facing elevations of dwellings containing windows of habitable rooms and a gable or windowless elevation

5.25 The site has not been designed to comply with the above separation distance between both proposed and existing properties, as the layout was based around a high-quality development which naturally includes more space between dwellings. Therefore, the layout meets the above criteria without this being planned in due to the design principles.

#### Drainage and Flood Risk

5.26 **Policy DM24** states where a proposed development is likely to be at risk from flooding or increases risk of flooding elsewhere, a Flood Risk Assessment (FRA) will be required to be submitted as part of the planning application. Development will not be permitted where it is found that there is an unacceptable risk of flooding; or the development would increase the risk of flooding elsewhere.

5.27 The development area is located within a Flood Zone 1 in which the NPPF recognises that all uses types are therefore appropriate.

5.28 The proposed detailed surface water and foul water drainage has been developed with prior liaison with both United Utilities and the Lead Local Flood Authority. The proposals will not increase flood risk elsewhere but will instead create betterment on existing greenfield runoff volumes factoring in climate change allowance, in accordance with local plan Policy DM24.

#### Access and Transport

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- 5.29 **Policy DM12** requires housing development to provide a car parking provision in accordance with adopted residential parking standards. Cumbria Highways have provided a Cumbria Development Design Guide but there are no adopted parking standards. The guidance provides a suggested level of parking for housing development.
- 5.30 The proposed layout details each property will have a minimum of two in curtilage parking spaces, although the majority of the dwellings have parking provision for in excess of this. The dwellings include a range of detached, attached and integral garages. It is therefore considered that the proposed layout meets this criterion of Policy DM12.
- 5.31 **Policy DM22** requires development proposals to be accessible to all users by providing convenient access into and through the site for pedestrians, cyclists and disabled people, access for emergency and service vehicles, meeting adopted car parking standards which reflect the needs of the Borough in its rural context. Where necessary the potential transport implications of development will be required to be supported by a Transport Assessment and a Travel Plan to manage any significant transport implications.
- 5.32 The development benefits from the existing highway network that provides convenient access into Ennerdale Bridge village. Furthermore, the site will be connected to the village via a new surfaced pedestrian link along the rear access lane which will also benefit existing residents who currently have no pavement link over the bridge to the village.
- 5.33 The proposed development provides a safe, functional, permeable and inclusive access that does not give dominance to car use. This is especially relevant to the footway crossing over the bridge, which will slow traffic down through the village due to the priority road layout. It was noted in the objections to the withdrawn application that there are concerns that the road through the village is used as a 'ratrun' for Sellafield, and this will hopefully help to improve this situation, and improve highway safety for pedestrians. The proposal therefore meets the aims of local plan policies DM12 and DM22.

#### Ecology and Trees

- 5.34 **Policy DM25** states that all development proposals should protect the biodiversity value of land and buildings minimise fragmentation of habitats. An independent Ecological Appraisal was carried out to assess the impact of the proposed development on biodiversity and it was found to have no negative impact, or any further surveys were required.
- 5.35 **Policy DM28** requires development proposals which are likely to affect any trees within the Borough will be required to include an arboriculture assessment as to whether any of those trees are worthy of retention and protection by means of a Tree Preservation Order. A Tree Survey was carried out within the Outline planning application on the site, which assessed the existing hedgerow, as there are no trees on the open agricultural land. It is therefore concluded that DM28 has been complied with.

#### Principle – National Planning Policy Framework (“NPPF”) (as revised February 2019)

- 5.36 The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF states that sustainable development has three objectives social, economic and environmental.

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5.37 The social and economic are as follows:

*”a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being. “*

It is noted in the above that a central aim of the NPPF is to ensure that the right type of land is available in the right areas, to ensure that the correct housing is available to meet the needs of present generations. As previously mentioned in the above text, this area is noted as one of the most desirable housing locations in Copeland and as such Genesis have planned a propose development to the standard of this status.

5.38 Paragraph 11 covers the issue of the application of the presumption in favour of sustainable development.

*“For **decision-taking** this means:*

*Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

5.39 Paragraph 49 in the revised NPPF now states “in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission.”

5.40 Paragraph 61 states that “*Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).*”

5.41 At present, Copeland Borough Council is unable to demonstrate a five-year supply of housing land. Paragraph 67 of the NPPF states that Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:

a) specific, deliverable sites for years one to five of the plan period; and b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

Therefore, housing applications should be considered in the context of sustainable development and relevant policies for the supply of housing are considered to be out-of-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

- 5.42 Paragraph 73 of the NPPF covers maintaining supply and delivery of housing. This states Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
- a) 5% to ensure choice and competition in the market for land; or
  - b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan<sup>38</sup>, to account for any fluctuations in the market during that year; or
  - c) 20% where there has been significant under delivery of housing over the planned supply.
- 5.43 Paragraph 102 is regarding promoting sustainable transport, which is relevant to this proposal. *“Opportunities to promote walking, cycling and public transport use are identified and pursued.”* This continues in paragraph 103 stating *“The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.”* As previously noted, this site is located on the edge of the previous Local Plan settlement boundary, providing a logical extension to this. The village services such as the school, church and pubs & shop will benefit from the additional housing.
- 5.44 Ultimately when assessing the proposal there is a need to balance any harm caused by the proposed development with the contribution to the supply of housing, and the provision of housing which will meet the needs of the local demographic. The contribution to the supply of housing would be relatively small in terms of overall numbers, especially measured against the identified need and significant shortfall in housing supply, which Copeland currently has, but is appropriate to the settlement. The sustainability of the site is not in question given the edge of settlement boundary location and status of Ennerdale Bridge as a Local Service Centre. It is therefore considered that the principle of development is in accordance with national policy on the supply of housing.

### Copeland Borough Council's Interim Housing Policy (2017)

5.45 Copeland Borough Council's Interim Housing Policy (2017) sets out the Council's current approach to determining planning applications for residential development in the absence of a 5-year supply of housing and up-to-date policies relating to housing in a Local Plan. This states that:

"The Council will continue to support applications that are in accordance with the development plan. However, in order to encourage sustainable development and boost housing delivery, a decision-making framework for planning applications that may not be fully in accordance with the development plan has been set out.

The Council will (in addition to the development plan and other material considerations) consider residential development proposals contiguous to the development boundary, or the existing built form of a settlement, against each of the following criteria:

A. The scale of proposed development must be appropriate to the size, character and role of the settlement. In deciding whether the scale is appropriate, account will be taken of the cumulative impact of completions and permissions for the settlement concerned;

B. The level of services and facilities in the settlement, as defined in the Village Services Survey (2017). To encourage sustainable development, preference will be given to schemes which are contiguous to settlements that have the greatest concentration of facilities and services. Information provided by applicants which seeks to update the survey will be a material consideration;

C. Proposed development should not have a significant adverse impact on the capacity and safety of the highway network;

D. Proposed development should create safe and accessible environments that offer good access via a range of transport modes. Sites where it is possible to walk easily to a range of facilities will be considered more sustainable than sites that are further away and which would make car journeys more likely;

E. Proposed development sites that fall within Flood Risk Zone 3a and 3b, as defined by Environment Agency's latest data, will be discounted unless robust evidence can prove that the flood zoning for the site is incorrect, or that there is a robust mitigation plan signed off by the Environment Agency;

F. Proposed development should not have an adverse impact on the Lake District National Park, and should demonstrate how they conserve or enhance the natural beauty, wildlife and cultural heritage of the Lake District National Park, or its setting;

G. Proposed development should, subject to viability, include a proportion of affordable housing which makes the maximum contribution to meeting identified needs in that market area;

H. Proposed development for Executive Housing will be supported where it delivers significant and demonstrable economic, social, and environmental benefits;

I. Proposed development should be of a high-quality design, enhancing local distinctiveness; and, where relevant, respecting the rural character of the settlement;

J. Proposed development should not result in significant intrusion into the open countryside, or result in any settlements merging;

K. Proposed development should not result in significant and demonstrable harm to the landscape character of Copeland, and applicants should have regard to those landscape areas as defined in the Cumbria Landscape Guidance and Toolkit (2011), or any subsequent update;

L. Major developments should be supported by a masterplan (to include a phasing scheme), which will demonstrate what proportion of development will be deliverable within the five-year supply period relevant to the date of determination of the planning application.

5.46 It is considered that the Interim Housing Policy has been met by the proposal as demonstrated below.

5.47 Criteria A and B of the Interim Housing Policy (2017) refer to the scale of proposed development must be appropriate to the size, character and role of the settlement, and in order to encourage sustainable development, preference will be given to schemes which are contiguous to settlements that have the greatest concentration of facilities and services.

5.48 The Copeland Village Services Survey, undertaken in May 2017 indicates that that Ennerdale Bridge has a population of approximately 296. The village has roughly 125 residential properties using a desktop analysis. It can therefore be assessed that the proposed development would represent a small-scale extension of the village of around 7%. Furthermore, the proposed layout shows a scheme which is an aspirational, high-quality, low density executive development.

In this context it is considered that the scale and character of the proposal would be appropriate and would enhance the housing market of Ennerdale Bridge. Ennerdale Bridge is classed within the Local Plan as a Local Service Centre, being a village, which benefits from a number of key community facilities. The Copeland Village Services Survey, conducted in May 2017, identified that Ennerdale Bridge contained a school, church, shop and public houses.

In addition, the last residential development within the village was the 32-dwelling development by Persimmon Homes at Vicarage Lane, which was a significantly larger development than that proposed in this application. Vicarage Lane is considered to be a significant but now appropriate part of the village following its completion.

Finally, as mentioned in the additional information statement due to constraints there are very few other areas of land in the village that could developed, so no other applications are expected to be brought forward that are appropriate for housing. The proposal therefore complies with criteria A and B.

5.49 In terms of Criterion C of the Interim Housing Policy (2017), the submitted application will not cause any significant increase in terms of traffic within the locality from the development, due to the size of the proposed development only representing a minor

application. In addition, it has been stated that there is a perceived issue in the village with the use of the road as a Sellafield 'rat-run'. Therefore, it was requested during the pre-application consultation with Cumbria County Council that a priority junction over the bridge to the south of the site be included in the application as this would be beneficial to the village and this is now included in the application.

- 5.50 Criterion D covers cumulative impact of a development, and it is noted from the previously withdrawn application that no responses or consultations considered that there was any strain on infrastructure capacity. Given that the application is now a fewer number of units this is not considered to be an issue.
- 5.51 With regards to walking to facilities, as stated above the proposed development site is located within walking distance of the main village centre facilities and services found in Ennerdale Bridge. In addition, further provision for walking routes will be provided again in accordance with the pre-application consultant with Cumbria County Council, which will provide a benefit to all of the village residents in this area. Therefore, it is concluded that the application meets the criteria of point E.
- 5.52 In terms of criterion F of the Interim Housing Policy (2017), the site lies in Flood Zone 1 and therefore this is not relevant.
- 5.53 Criterion G is of particular relevance to the proposal given the distance from the site to the Lake District National Park, and the proportion of Ennerdale Bridge village that is within the National Park. On this particular issue, the guidance of the Lake District National Park Authority is considered to be important. On the previous submission, which was a larger number of units and larger site area, the consultation response concluded: -

*'The number of units, variety of scale and the low density appears to relate well to the land landscape character in terms of its settlement form, density and design. The design of the proposed dwellings, including the materials, would you reflect the local vernacular character.'*

*'The proposed development is acceptable in terms of its impact on the landscape setting on the National Park for the reasons set out. This is in accordance with the statutory purpose of conserving and enhancing the natural beauty of the National Park.'*

It is therefore concluded that this proposed development does not have an adverse impact on the Lake District National Park in accordance with Criterion G.

- 5.54 Criterion H is no longer relevant to the proposal given that the amended application and proposed number of units is under the threshold for the inclusion of affordable housing.
- 5.55 High quality dwellings are required in the Copeland area in order to provide a choice for employees, especially those working at Sellafield and other high value employment locations, mainly relating to the nuclear industry. The proposed development would help to support delivery of these types of dwellings and would reduce the pressure for housing outside of the Borough, and the consequential need for potential occupiers to travel long distances. High quality housing would mean that the Council could raise additional Council Tax locally rather than it being lost to other areas. There would also be other economic benefits arising from the new occupiers purchasing goods and services locally rather than also being lost to other areas. The application site is a prime location in Copeland given the

proximity of the Lake District National Park and the facilities available in the village. The proposal would therefore satisfy criterion I as it would deliver significant and demonstrable economic, social and environmental benefits.

- 5.56 With regards to Criterion J, as previously detailed, this is a high-quality well design site with a density that has amended a number of times to take into account Planning Officer and local residents views of the scheme. In addition, the consultation response to the previously withdrawn application from the Lake District National Park commented that the development appears to relate well to the local landscape character in terms of its settlement form, density and design. The application is accompanied by further landscaping plans which ensure that the landscape and views of the site are protected. It is therefore considered to comply with Criterion J.
- 5.57 In terms of criterion K the proposed development is situated adjacent to existing housing on two sides, and Kirkland Road to the eastern boundary. Therefore, the proposed location has been carefully chosen to minimise any intrusion into the open countryside beyond Ennerdale Bridge. This is the considered the most appropriate site for housing to form a natural infill location as part of the village. As previously mentioned, there are no others considered to be other appropriate sites in Ennerdale Bridge.
- 5.58 In considering the scale of the scheme and its impact upon the landscape, consideration has been given to the Cumbria Landscape Character Guidance and Toolkit (CLCGT) which provides the most up-to-date landscape character assessment. The site is identified in the CLCGT as landscape character sub-type 11a, which is defined as “Foothills”. The application is accompanied by a Landscaping Appraisal and Plan which demonstrates how existing and proposed landscaping can be used to help the development fit into its surroundings. This comments that *‘The proposed housing development would not introduce any new or different features into the landscape or townscape. There would be a small-scale change to the balance of the features in the area, and the key characteristics: small localised modifications to landforms, an increase in built form on the edge of the settlement, and a commensurate decrease in open field, and a net increase in trees and hedgerows.’* Therefore, the application meets the text of Criterion L.
- 5.59 This is a small-scale site and, if approved, will have a full planning permission to enable its development. It is therefore expected that all of the proposed dwellings will be built and occupied within a five-year period, therefore meeting the aims of Criterion M.

In the context of the above matters, it is clear that the proposed development entirely conforms with the requirements of the Copeland Interim Housing Policy.

## 6.0 Conclusion

- 6.1 The proposed development provides the opportunity to deliver a high-quality housing scheme on a site that is considered suitable for residential use.
- 6.2 It is clear that the development accords with the relevant Local Plan and National Planning policies regarding housing delivery, and also the Ennerdale and Kinniside Community Led Plan questionnaire responses. There are no material considerations that suggest that the supportive policy approach should not be followed.

- 6.3 The proposed development has been sensitively designed to take into account the site characteristics, surroundings, wider location and density.
- 6.4 It is considered that any impact on the adjacent dwellings outside of the site has been minimised by the proposed layout.
- 6.5 It is contended therefore that the proposed development is acceptable and is in accordance with both national and local planning policy, and therefore should be approved.

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