

Planning Statement – Land at Spout House Stables, Sandwith, Whitehaven, Cumbria, CA28 9UG

Proposal: Permission in Principle for residential development



Applicant: Mr N Amor

Wright Land & Property Ltd

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1.0 Introduction

- 1.1 This planning statement has been prepared in support of a planning application for residential development at Spout House Stables, Sandwith, Whitehaven.
- 1.2 The application is submitted as Permission in Principle, covering matters only relating to the principle of 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 plan submitted.
- 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, Section 6 cover the Permission in Principle application and section 7 will draw together the conclusions.

2.0 The Site

- 2.1 The application relates to an area of land that is currently occupied by a large building associated used for domestic storage , a garden areas currently used by Spout House Stables and disused land that would be classed as agricultural grazing. The site is located in the heart of the village. Residential properties are located to the north, west and south. Agricultural land is located to the east.
- 2.2 The southern part of the site is currently used for ad-hoc agricultural grazing technically but acts as an access to the remainder of the agricultural land to the east which is also in the landowner's ownership. The northern part of the site is within the residential curtilage of Spout House Stables and consist of a large building which is used for storage and garden land which is used by Spout House Stables. The residential curtilage of Spout House Stables takes up approximately 66% of the site. The land falls to the west towards the highway and there is a retaining structure between the large storage building and the land the garden area to the south. The remainder of the site is relatively level.
- 2.3 The application site is situated within the envelope of the village. Sandwith is a commuter settlement within Copeland and is located less than 1 mile from the southern edge of Whitehaven. There are limited services within the village with a pub and hair dressers as the only noticeable businesses serving the community but this reflects its proximity to Whitehaven itself which is as the principle town within the Copeland Local Plan. Whitehaven town centre is located 2.4 miles drive to the north.
- 2.4 The A595 which runs through Copeland can be joined 2 miles from the site and provides easy access to Workington to the north and Egremont and Sellafield to the south. Furthermore the A595 continues north towards Carlisle.
- 2.5 In summary therefore, the site is situated within a long-established residential area that is within reach of the best range of facilities that the Borough can offer.

3.0 The Proposed Development

- 3.1 The application is for Permission in Principle and therefore all details regarding access, scale, layout, landscaping and appearance of the residential development proposed on the site would be covered within a subsequent technical details consent, if this is approved.
- 3.2 While not forming part of the application at this stage, the proposed scale of the development is likely in the form of 5 dwellings on the site as detailed in the indicative layout, which is what the site would be suitable for given the size and layout, and surrounding density of dwellings.
- 3.3 The indicative layout of the proposed development ensures properties are provided in accordance with Copeland's required separation distances. All properties would have adequate parking arrangements and private rear gardens.
- 3.4 The application site is considered well related to the existing residential developments to the west, south and north, 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 or the local landscape.

4.0 Planning History

- 4.1 here are no previous planning history directly on the application site. However it should be noted planning permission has been approved for a scheme to the south of the site under paragraph 11 of the NPPF. More details are provided at para 5.6 below.

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).
- 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 (2021) 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 On the 9th May 2017, Copeland Borough Council announced that it could not 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) were no longer be deemed up-to-date; and these policies carried less than full weight in decision-making. Although in November 2020 the Council's Five-Year Housing Land Supply Statement demonstrated that a supply of 6.35 years could be provided the Council's Core Strategy is still out of date and the decision should be made based on paragraph 11 of the National Planning Policy Framework as confirmed by the Planning Inspectorate in a recent appeal decision within Copeland (Appeal Decision APP/Z0923/W/20/3263855, 19th April 2021)
- 5.5 Paragraph 11 of the NPPF states where policies are out of date Council should grant planning permission "unless 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."

5.6 Since applying paragraph 11 of the NPPF in their decision making Copeland have approved a residential scheme over the road from the site and within Sandwith:-

- 4/20/2120/0F1 – full planning permission for 2 dwelling approved 18th June 2020

It was considered there was no adverse impacts that significant and demonstrably outweighed the benefits of 2 residential units.

In this instance the proposal of 5 dwellings means that any adverse impact would have to be even greater than the above schemes when you consider this is a scheme for up to 5 units. Furthermore this scheme has the opportunity to utilise the footprint of an existing large building and is closer to the centre of the village

6.0 Permission in Principle

6.1 The National Planning Policy Guidance on the Permission in Principle states 'The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage.'

- Location: The site is within the envelope of Sandwith a site that has been considered a sustainable settlement as recent as 2020 and is therefore is in a suitable location.
- Land use: The site is surrounded by residential properties on three sides and is therefore a suitable land use.
- Amount of development: The application has an indicative layout which shows 5 dwellings. This is a suitable number of properties on this size of site and is appropriate in the context of the size of Sandwith village as a whole.

7.0 Conclusion

- 7.1 The proposed development provides the opportunity for additional dwellings on a site that is considered suitable for residential use.
- 7.2 The land is currently used for residential and/or agriculture but only to facilitate access to the remainder of an agricultural field..
- 7.3 While the technical issues will be address by a subsequent submission, the proposed development can be sensitively designed to take into account the site characteristics, surroundings, wider location and separation distances.
- 7.4 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.