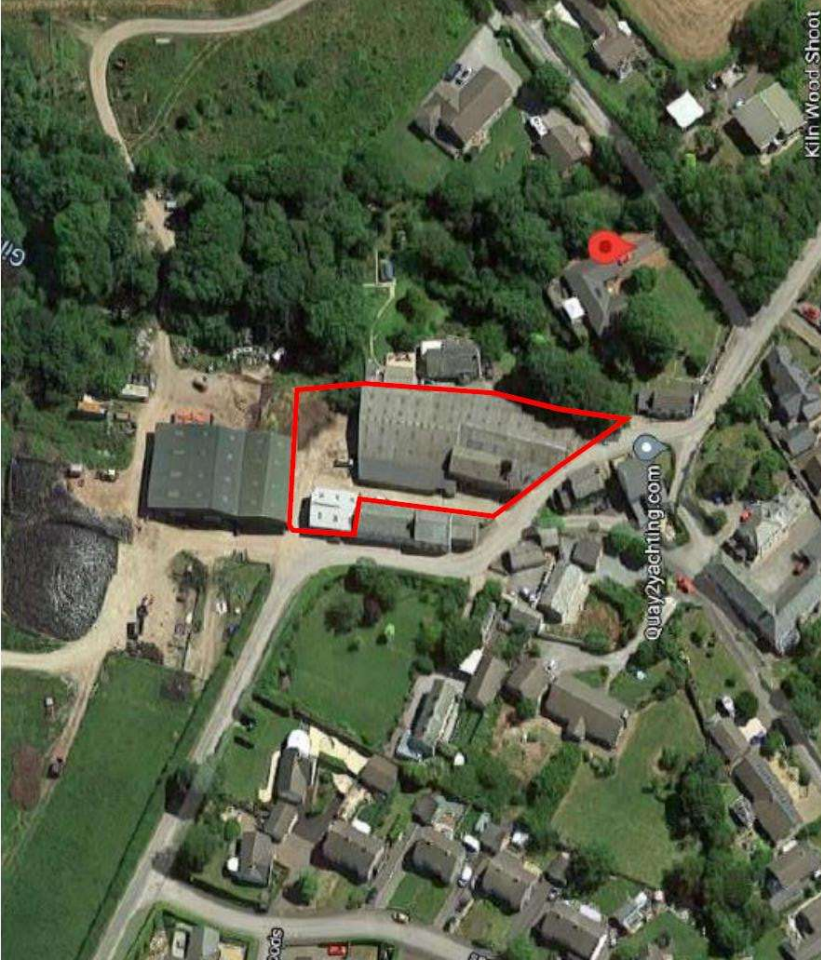


Planning Statement – Land at Home Farm, Gilgarran, Cumbria, CA14 4RF

Proposal: Permission in Principle for residential development



Applicant: Mr J Gate

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 Home Farm, Gilgarraan.
- 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 agricultural buildings and hardstanding which are part of Home Farm. The site is located in the heart of the village. Residential properties are located to the east west and south and the remainder of the farm is located to the north.
- 2.2 The site is currently used for farming and consist of two buildings and hardstanding. The smaller builder to the north is predominantly used for storage. The larger building, which takes up approximately 80% of the site is used as a barn for cattle. The topography of the land is relatively level. The land to the east is set lower than the site itself.
- 2.3 The application site is situated within the envelope of the village. Gilgarran is a commuter settlement within Copeland and is located 1.8 mile drive east of Distington, 5 miles drive south east from Workington and 5 miles drive north east of Whitehaven. There are limited services within the village. However nearby Distington has a shop/post office, Primary School, church, businesses, takeaways etc. Distington is classed as a Local Centre in the Local Plan and Whitehaven is the principle town within Copeland. Nearby Workington is the principle town for neighbouring Allerdale.
- 2.4 The A595 which runs through Copeland can be joined 2 miles from the site and provides easy access to both Whitehaven and Workington. Furthermore the A595 continues north towards Carlisle, and south to Egremont and Sellafield. The A595 links to the A66, 6 miles north of the site which connects to Penrith and Junction 40 of the M6 to the east.
- 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 and West Cumbria 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. A courtyard arrangement could be provided to provide two pairs of semi detached properties and then a further detached dwelling to the north. 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 east, 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 6 dwellings have been approved in the village since 2018 under paragraph 11 of the NPPF on areas located on the edge of the village, often on green field land. 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 (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 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 various residential schemes within Gilgarran:-
- 4/18/2332/0F1 – full planning permission for 1 dwelling approved 26th September 2018

- 4/19/2125/001 – outline permission for 1 dwelling – approved 11th December 2019
- 4/18/2178/001 – Outline permission for 2 dwellings – approved 19th June 2018
- 4/18/2177/001 – Outline planning permission for 2 dwellings – approved 19th June 2018

On each occasion it was considered there was no adverse impacts that significant and demonstrably outweighed the benefits of 1 or 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 existing agricultural buildings ensuring that the impact on the local area is minimal.

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 Gillgarra a site that has been considered a sustainable settlement on a regular basis over the last 3 years and is therefore in a suitable location.
- Land use: The site is surrounded by residential properties on three sides and residential 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 Gilgarra 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 agriculture but will soon be redundant.
- 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.