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Planning Statement

Land adjacent to 15 Loop Road South, Whitehaven



Introduction

This Planning Statement has been prepared by PFK Planning and Development on behalf of Mr and Mrs J Stanborough (the “Applicant”), in support of an outline planning application (all matters reserved) for a residential development of up to 2no. Dwellings on Land adjacent to 15 Loop Road South, Whitehaven.

This Planning Statement should be read alongside the submitted documentation with comprises:

- Location Plan
- Site Plan
- Photographs

This Statement will consider the merits of the development proposal in relation to the relevant local planning policies found within the Eden District Council Local Plan, the national planning policies found within the National Planning Policy Framework (NPPF) and any other material planning considerations.

Site

The enquiry site relates to an are of garden land associated with the detached property known as 15 Loop Road South. The existing dwelling is accessed from the Loop Road, which is the A595. The area of garden to the side of the existing property forms a border with Springfield Avenue, which leads to a residential area. The site measures approximately 0.1 hectares. The Site is well-related to the settlement.

The Site is located within the Principal Town of Whitehaven, which is the focus for employment, retail and education provision within the Borough. As such, the Site benefits from excellent access to a wide range of services and facilities.

There are no listed building, conservation area or schedule monument designations affecting the Site, or immediate area.

The site lies wholly within Flood Zone 1, categorised as being at the lowest risk of flooding. In addition, there are no known surface water flooding issues which would affect the Site.

There are no landscape designations or public rights of way affecting the Site.

Planning History

None.



Proposal

This application is seeking outline approval with all matters reserved for a residential development of up to 2no. Dwellings, located within the extensive garden area associated with 15 Loop Road South, Whitehaven.

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Planning Policy

Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that any application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

The current development plan for Copeland Borough Council comprises, the Local Plan (2013 -2028), the Interim Housing Policy (2017) and a range of Supplementary Planning Documents (SPDs) which sit alongside this main planning policy document.

The Council are also in advanced stages of the preparation of a new Copeland Local Plan, which is currently awaiting submission to the Planning Inspectorate. However, at this stage, the new Local Plan carries only very limited weight in the decision-making process

The National Planning Policy Framework (NPPF) is a material consideration in all planning decisions.

Local Plan (2013-2028)

The Copeland Local Plan (2013-2028) was adopted in December 2013 and provides both the strategic policies and the development management policies for the Borough. The Local Plan is also supported by a Proposals Map, which identifies settlement boundaries for the main settlements, including Whitehaven.

Policy ST1 (Strategic Development Principles) states that the residential offer should meet the needs and aspirations of the Borough's housing market. The policy also prioritises the use of previously developed land.

Planning Policy

Policy ST1 identifies that the focus of development should be the main towns, which includes Whitehaven as the 'Principal Town'.

Policy ST2 (Spatial Development Strategy) further identifies Whitehaven as a focus for growth, with Whitehaven expected to accommodate the majority of the Borough's growth across the plan period.

Policy SS1 (Improving the Housing Offer) requires new housing development to be designed and built to a high standard.

Policy SS2 (Sustainable Housing Growth) seeks to locate new housing in the most accessible locations, optimising development density and the use of previously developed land.

Policy SS3 (Housing Needs, Mix and Affordability) states that proposals should demonstrate that they will deliver a range and choice of good quality homes.

Policy DM10 (Achieving Quality of Place) states that the Council will expect high quality design and the fostering of 'quality places'. In particular, the Council will expect development to respond positively to the character of the site as well as the immediate and wider setting. New development will be expected to enhance local distinctiveness through:

- An appropriate size and arrangement of plots;
- Appropriate provision, orientation, proportion, scale and massing of buildings;
- Careful attention to the design of spaces between buildings, including provision for efficient and unobtrusive recycling and waste storage;
- Careful selection of building materials which reflects local character and vernacular.

Planning Policy

Development proposals will also be expected to incorporate existing features of interest including landscape, topography, local vernacular styles and building materials; and in doing so, have regard to the maintenance of biodiversity.

Finally, new development is expected to create and maintain reasonable standards of amenity.

Policy DM11 (Sustainable Development Standards) requires new development to reach high standards of sustainability by:

- Requiring housing to be of an appropriate density;
- Encouraging high energy efficiency standards;
- Orientating and designing building to maximise solar gain;
- Encouraging the use of local materials.

Policy DM12 (Standards for New Residential Developments) requires development proposals to demonstrate a level of car parking in accordance with the adopted parking standards. This policy also sets out the minimum acceptable separation distances between dwellings, and windows within dwellings.

Planning Policy

Interim Housing Policy (2017)

In 2017, Copeland Borough Council published an interim housing policy which identified a new set of criteria to boost the supply of housing and to allow a greater degree of flexibility in considering proposals for housing which may not fully accord with the adopted development plan.

This policy consider proposals which are contiguous to the development boundary, or within the existing built form of a settlement against a range of criteria, which includes:

- The scale of development must be appropriate to the size, character and role of the settlement.
- To encourage sustainable development, preference will be given to schemes which are contiguous to settlements that have the greatest concentration of facilities and services.
- Proposed development should not have a significant adverse impact on the capacity and safety of the highway and transport network.
- Individual and cumulative impacts of development on infrastructure capacity (for example: education, health provision, surface water management, adult social care), and landscape character should be mitigated.
- 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.
- Proposed development should be of a high quality design, enhancing local distinctiveness; and, where relevant, respecting the rural character of the settlement.

Planning Assessment

Principle of Development

Policy ST2 of the Copeland Local Plan identifies Whitehaven as the ‘Principal Town’ and focus for the majority of growth within the plan period. As such, the principle of new housing development within the settlement is supported by local and national policy, which seeks to direct development to the most sustainable locations.

Furthermore, the principle of development has already been established by virtue of the grant of planning permission within the garden of XX Loop Road South, which lies immediately opposite the site.

Policy SS2 of the Copeland Local Plan seeks to locate new housing in the most accessible locations, optimising development density and the use of previously developed land. The Site is located within the established settlement of Whitehaven and

Therefore, we consider that the principle of development is in accordance with the NPPF and the Eden Local Plan.

Access

The proposed development is small-scale, and as such is not considered to have an unacceptable impact on the local highway network.

In summary, the principle for the proposed residential development is considered in accordance with the statutory policy provisions of the development plan with no material considerations indicating otherwise. The material guidance of the National Planning Policy Framework is considered to support this application in light of the environmental, social and economic benefits to be had.

Summary and Conclusion

We consider that the proposed development accords with relevant local planning policies and we therefore ask that the submitted application is approved without delay.

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