

**Land adjacent to 2 Silverdale Street, Millom,
Haverigg, LA18 4EU**

Development of 2 dwellings

Planning Statement

January 2021

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1. Introduction

- 1.1 This planning statement forms part of a full planning application submission for the development of two dwellings on vacant land located at Silverdale Street, Haverigg.

Also included as part of this planning application submission is:

- Application Form
- Location Plan
- Existing and proposed site plan
- Elevations drawings
- Design and Access Statement
- Flood Risk Assessment
- Drainage Strategy
- Ecology Report

2. Site and Surroundings

- 2.1 The application site is 0.03ha in size and is privately owned land that has been in a vacant state for some time although for many years has been used to store non operational vehicles and scrap metal. For a number of years the site was an eyesore and poorly maintained.
- 2.2 The site is adjacent to and fronts onto Silverdale Street on the southern boundary. The west of the site is dwelling that is 2 Silverdale Street. To the north of the site is the property that is 1 Bankfield Road. To the east of the application site are number of domestic garages. Overall the site is approximately 125m from the beachfront. Although discussed in further detail the built form and architecture surrounding the application site is varied in style, scale and massing.

3. Planning History

Planning Reference	Type of Development	Decision
4/15/2043/0O1	OUTLINE APPLICATION FOR 2 NO DWELLINGS	Approved
4/11/2560/0O1	APPLICATION TO REPLACE AN EXTANT PLANNING PERMISSION IN ORDER TO EXTEND TIME LIMIT FOR	Approved

	IMPLEMENTATION - 4/08/2478/001, OUTLINE APPLICATION FOR 2 No	
4/08/2478/0	OUTLINE APPLICATION FOR 2 NO DWELLINGS	Approved

- 3.1 It can be determined from the planning history of the site that the local planning authority are satisfied that the site is capable of supporting the development of two dwellings on the site

4. Planning Policy Context

- 4.1 This section identifies the key national and local planning policies which are of relevance to the application proposals.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be in accordance with the Plan unless material considerations indicate otherwise.

National Planning Policy

- 4.3 The NPPF through paragraph 8 makes clear that there are three core components of delivering sustainable development and growth. Through the planning system there are three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. This will enable opportunities for securing net gains across each of the different objectives to be achieved. Paragraph 8 states that sustainable development involves:

- 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; and
- c) **An environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making

effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Copeland Local Plan 2013-28:

- 4.4 Note has been taken of the both adopted and emerging planning policies which currently make up the adopted development plan.
- 4.5 The Core Strategy and Development Management Policies DPD forms the basis of the Copeland Local Plan (CLP). The policies identified to be the main considerations for this proposal are:
- ST2 – Spatial Development Strategy
 - DM12 – Standards for New Residential Development
 - DM24 – Development and Flood Risk
- 4.6 This application also takes note of the Cumbria County Council 2017 ‘Cumbria Development Design Guide’ in regards to parking standards and Sustainable Drainage Systems.

5. Principle of Development

- 5.1 The subject site is a vacant site within a sustainable location that is adjacent to existing housing. Both NPPF and local planning policies and previously approved applications on the site that support the development of this nature.
- 5.2 The site is located within Flood Zone 3, as is the majority of Haverigg due to the proximity of the sea. A Flood Risk Assessment has been submitted as part of this application and should be read in conjunction with this planning statement along with the Design and Access Statement that set out the flood risk considerations as well as the design strategy for the proposals.
- 5.3 As highlighted under Section 3 of this report the principle of residential development for two dwellings has already been accepted via approved planning permissions. The outline application simply seeks to reaffirm this principle whilst also submitting the detail design elements to achieve a full planning permission.
- 5.4 In summary as the site has benefitted from previous approvals for outline planning permission for the site, the applicant asserts that the development of two dwellings on the site is still acceptable and would contribute towards the objective of “*significantly boosting the supply of homes*” (NPPF para 55).

6. The Proposal

- 6.1 The proposal is for the development of two dwellings (a pair of semi detached properties) that provide off street parking in accordance with policy requirements. The accompany Design and Access Statement provides further detail on the design aspect of the proposal.
- 6.2 The policy requirements for DM12 have been reviewed in light of the policy requirements. The proximity of the site to the neighbouring properties means that the recommended 21m cannot be achieved. On the ground floor there are no overlooking issues due to a 2m high masonry boundary wall. The upper floor of the houses on Bankfield Road have rooms that are not habitable (bathrooms). Therefore, the only overlooking issue is between the ground floor of houses on Bankfield Road and the upper floor of the proposed development. The separation distance is 19.5m but 20.2m window to window, which is very close to the recommended 21m. There are also a number of outbuildings which obscure the view of the upper windows of the proposed development from Bankfield Road.

Flood Risk

Tidal

- 6.3 The EA Flood Map for Planning identifies the site to be located within Flood Zone 3 (high risk of flooding). However, it is important to note that the EA Flood Map for Planning shows only the potential floodplain; the mitigating effects of any flood defences currently in place are not considered.
- 6.4 Information provided by the Environment Agency indicates that there are formal flood defences near the site. Whilst these flood defences may not provide a standard of protection against the 1 in 200-year tidal flood event, they provide some benefit to the site when compared with the undefended scenarios.
- 6.5 The Copeland Borough Council Strategic Flood Risk Assessment (2007) discusses that there have been a number of known drainage problems within

the borough, which are typically localised and minor in nature, according to the report. United Utilities had been consulted to provide further information on the locations of these drainage problems when the SFRA was written; however, the information provided was very general and did not give any indication as to the location of sewer and drainage problems.

- 6.6 As such, it is not known whether the site or local area has been affected by sewer flooding in the past.
- 6.7 To mitigate against the potential risk of sewer flooding at the proposed development, any new sewer connections should be confirmed by the local sewer authority, and non-return valves should be fitted.

Ground Water

- 6.8 The BGS Susceptibility to Groundwater Flooding Map demonstrates that the site is in an area identified with '*Limited potential for groundwater flooding to occur*'.

Fluvial

- 6.9 The nearest watercourse to the site is the EA Main River, Haverigg Pool, which is approximately 60m east of the site boundary. This watercourse discharges into Duddon Channel.
- 6.10 Following correspondence with the Environment Agency, Ambiantal have received modelled flood outlines for the fluvial events as follows, taken from the Haverigg Study (2011):
- 1 in 25-year (4%) defended and undefended
 - 1 in 100-year (1%) defended and undefended
 - 1 in 100-year plus 20% climate change (1% +20%CC) defended and undefended
 - 1 in 1,000-year (0.1%) defended and undefended
- 6.11 The site of the proposed development is shown to remain unaffected by flooding in all of the above modelled flood events.

Surface Water

- 6.12 The Environment Agency Flood Risk from Surface Water map (Figure 15) shows the proposed development to be within an area of 'Low' and 'Very Low' risk of flooding from surface water.
- 6.13 As set out in the Flood Risk Assessment and drainage strategy as part of this proposal flood risk considerations have been central to the design strategy for the site to ensure that the development is flood resilient as much as possible given the location and the surrounding built form of the residential setting of the site. The drainage strategy demonstrates that surface water can be appropriately managed consistent with NPPF/NPPG requirements and that the surface water management would not increase the risk of flooding on site or elsewhere.

Ecology

- 6.14 The application site comprises bare ground/gravel with sparse grassland and ruderal vegetation composed of common and widespread plant species. The habitat has negligible suitability for species of conservation importance and no mitigation measures are considered necessary.
- 6.15 The proposals are deemed very unlikely to have any negative indirect impacts upon the surrounding designated sites although the proposals provide the opportunity to retain the ecological functionality of the site for nesting birds.
- 6.16 The proposals seek to improve the functionality of the site for nesting and foraging birds and foraging bats, via native species planting being undertaken around the site periphery where possible.
- 6.17 The proposal will also include the provision of two bird boxes and at two bat boxes are affixed onto the new structure on site.

7. Conclusions

- 7.1 The proposal is for the development of two semi detached dwellings on vacant land that has been a blight on the local street scape for a number of years. The Council through the planning process have already approved a number of outline applications for the development of the site for residential development.

- 7.2 The applicant has engaged with the local planning authority as part of the pre-application enquiry process to identify the key planning matters to address. The applicant asserts that these considerations have been taken into account as part of the proposals with the application as submitted fully justified and policy compliant.
- 7.3 The application respectfully requests that the local planning authority approves this application with out delay.

END OF REPORT