

## **Sneckyeat Industrial Estate Planning, Design and Access Statement**

### **1. Description of the development**

This application is for the erection of three buildings to provide a total of twelve self-contained industrial/commercial units. The proposal would provide a total floor area of 2052 sq m. The purpose of the development is to provide flexible, smaller scale accommodation, particularly to attract start-up and local business. It is therefore proposed that the use class of the buildings is for B2, B8 and classes E(g)(i), E(g)(ii) and E(g)(iii) (formerly use classes B1) inclusive, in order to provide additional flexibility and to provide wider opportunity for local businesses.

### **2. The site**

The proposed units are to be located adjacent to existing industrial units, block one is adjacent to (but will not be accessed from) the access road to West Cumberland Hospital and block two is to the north of Sneckyeat Road. Both blocks are located within in an area of presently vacant land within the existing industrial estate.

### **3. Planning Policy**

The relevant adopted local plan comprises The Copeland Local Plan 2013-2028 Core Strategy and Development Management Policies (adopted December 2013) and remaining saved policies from the Copeland Local Plan 2001-2016.

The following policies are considered to be relevant to the proposals:

#### **The Copeland Local Plan 2013-2028**

##### **Core Strategy:**

Policy ST1 – Strategic Development Principles

Policy ST2 – Spatial Development Strategy

Policy ER6 – Location of Employment

Policy T1 – Improving Accessibility and Transport

##### **Development Management Policies:**

Policy DM10 – Achieving Quality of Place

Policy DM22 – Accessible Developments

#### **Saved Policies from the Copeland Local Plan 2001-2016**

Policy EMP1 – Employment Allocations (site ref. E4)

Policy TSP8 – Parking Standards

Matters of design are addressed separately below.

### ***3.1 Principle of the development***

Block one is to be located within the employment allocation, site ref. E4 Sneckyeat Road, as set out in saved Policy EMP1 'Employment Land Allocation' of the Saved Policies from the Copeland Local Plan 2001-2016. Block two is located to the north, outside of this allocation, but within the existing industrial estate. Both developments are within the settlement boundary of Whitehaven as set out in the adopted Local Plan. Policy EMP1 of the 2001-2016 Local Plan states that the site is allocated for employment and industrial purposes. Policy ER6 'Location of Employment' of the Adopted Local Plan states that employment development will be supported in Whitehaven.

The proposal will help to support economic growth and prosperity of the Borough and build on the success of the existing development at Sneckyeat Road Industrial Estate. In allowing a variety of small scale uses to be accommodated, the site will provide greater opportunities for more local businesses.

Accordingly, given the site's land use allocation and the established use of the site the principle of the proposed development is considered to be acceptable and complies with the aims of the Adopted Local Plan and the National Planning Policy Framework (the Framework).

### ***3.2 Highway matters***

The proposals would provide a total of 48 parking spaces. Blocks 1 and 2 would have 11 spaces adjacent to each block, and block 3 would have 26 spaces. It is noted that the level of parking provision for blocks 1 & 2 does not meet the parking standards as set out in policy TSP8 of the Saved Policies from the Copeland Local Plan 2001-2016. However, the level of provision is only just below that required for B2 & B8 uses, which are the most likely future uses of the buildings. The site is in a sustainable location, with a regular bus route located nearby. The nearest bus stop is less than 300m walk from the site. It is therefore considered that there will be no unacceptable impact on highway safety as a result of the proposals.

The proposals do not meet the thresholds to require either a Travel Plan or Transport Assessment as set out in Appendix 3 of the Adopted Local Plan. The proposal is also considered to comply with Policy DM22 'Accessible Developments' of the Adopted Local Plan.

### ***3.3 Residential amenity***

The nearest residential properties are a number of single storey properties fronting Homeswood Road to the west of the Industrial Estate. The rear elevation of these of these properties lies approximately 64m from the side facing elevation of block one, however block one will be largely screened by the existing unite to the east of the neighbouring dwellings.

The small scale of these units and the nature of surrounding land uses means that the activities will not cause any undue noise and disturbance to neighbouring residents. Therefore, the proposals are in accordance with Local Plan policy DM10 'Achieving Quality of Place' and the Framework at paragraph 127.

### ***3.4 Other planning matters***

The surface water drainage scheme will be sustainable drainage system. Dependent upon ground conditions this will be provided by means of a soakaway. If this is not possible attenuation measures will be put in place to provide controlled discharge to the drainage network.

## **4. Design and Appearance**

### ***4.1 Site context***

The application site is located at Sneckyeat Road Industrial Estate in Whitehaven, Cumbria. To the south of the site lies West Cumberland Hospital, to the immediate north west, north and north east there are further industrial/commercial units. Beyond the immediately neighbouring properties there is the residential area of Hensingham to the west and area of open space and Copeland Athletics club to the east. The application site presently comprises vacant land.

Neighbouring buildings are predominantly constructed from a mixture of red brick and metal profiled cladding, with a mixture of flat and dual pitched roofs.

### ***4.2 The proposed development: use and scale***

The application is for the erection of three buildings to provide a total of 12 self-contained industrial/commercial units. The proposal would provide a total floor area of 2052 sq m. Blocks one and two would have a mono pitched roof design, with an eaves height of 4.5m, and a maximum height of 6.17m. Block three would have a dual pitched roof, with an eaves height of 4.95m and a ridge height of 6.6m.

The units will provide a small office space and WC for each unit. The remainder of the space will remain open, to be used flexibly by prospective tenants.

As this is a speculative development, the end use has not yet been determined. However it is envisaged that the buildings will be occupied by small scale, commercial and industrial users, appropriate to the surrounding land uses.

### ***4.3 Landscape***

There would be limited scope for any soft landscaping around the proposed buildings, and any space not utilised for access and parking would be grassed, in keeping with surrounding buildings.

### ***4.4 Appearance***

The design, scale and appearance of the buildings is both in keeping with surrounding properties and appropriate to the proposed use. The buildings will be faced with profiled metal cladding and facing brickwork, to add detail and interest. Materials and colouring will match the existing buildings on Sneckyeat Road Industrial Estate. The brick work would be rustic red and the roof and wall cladding would be goosewing grey/merlin grey. The proposed buildings would be of a similar size, scale, form, design and siting to existing

buildings and as such the impact on the streetscene and visual amenity of the area would be limited.

The proposals would therefore comply with Local Plan policies SP55 'Design Principles' and DM10 'Achieving Quality of Place' and the Framework at paragraph 124.

#### **4.5 Access**

Access to the site will be via Sneckyeat Road as it is at present. Parking for the existing units will also remain unaffected.

Access to and within the property will meet the necessary requirements of Part M 'Access and Use of Buildings' of the Approved Building Regulations documentation.

#### **5. Conclusion**

The proposal complies with both the National Planning Policy Framework and the adopted Local Plan. The design of the proposal is acceptable in terms of the use, amount, layout, scale, appearance and access. The proposal should therefore be approved without delay.