

# Sequential & Exception Tests



**SOUTH NORTH GROUP**

## INTRODUCTION

This statement accompanies the Outline Planning Application for the St Bega's Chapel Site, New Build Housing Development. Outlining 11 Residential Properties with a Private Access Road and associated off-street parking.

### AIM

The former Chapel has been vacant for several years and is an ideal urban infill site. The proposed development has been designed in consultation with Copeland Planning Department and Highways Department, to be sympathetic and complementary to the existing location.

The proposed development has been designed with careful regard to the drainage of surface water within the site and to sustainably manage any flood risk for both the Site and the Surrounding area.

We believe that this Statement demonstrates that the proposed development would provide sustainable benefits to the area, be entirely acceptable in planning terms. It would comply with local and national planning policy requirements. As such, it would benefit from the presumption in favour of sustainable development, which directs that planning permission should be granted.

The proposed designs are in keeping with the aims and objectives to preserve and enhance the local area.

We believe the proposals will visually enhance the area and provide much needed good quality housing to meet local demand.

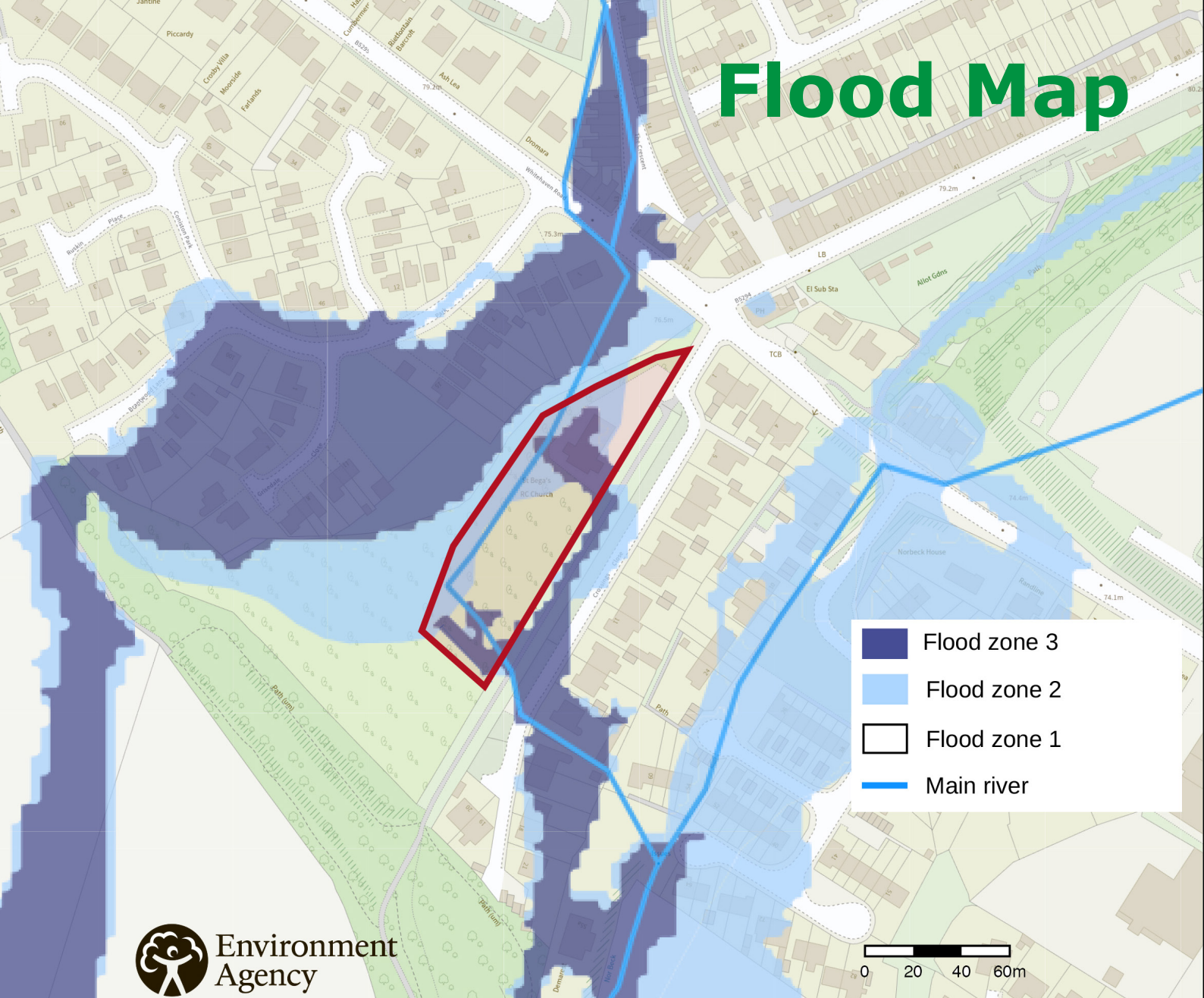








# Flood Map



It is only a small part of the site designated to be in zones 2 and 3 of flood risk.

The vast majority of the site is within zone 1.

The scheme has been designed to be resistant to any flood hazard.

The seemingly normal domestic setting is carefully designed to suit the context of the existing neighbourhood, yet rests on highly technical know-how. The design integrates engineering, environmental infrastructure, contemporary construction methods, urban planning and landscaping to create beautiful homes in a safe, dry environment.





# Proposals

It is proposed to demolish the existing disused Chapel Building, that is no-longer fit for purpose, is in a poor state of repair and a visual eyesore to the area potentially attracting anti-social activity.

It is then proposed to construct 11 new, high quality residential homes.

- 4 Three bedroom semi-detached houses
- 3 Three bedroom detached houses
- 4 Four bedroom houses

A new private access road is to be constructed along the edge of the site to serve these properties. With each property featuring off street parking.

The Hard standings to each property will be of a Water Permeable nature.

The Site is also to be landscaped to form terraces to control rain water runoff and protect the properties from flooding.

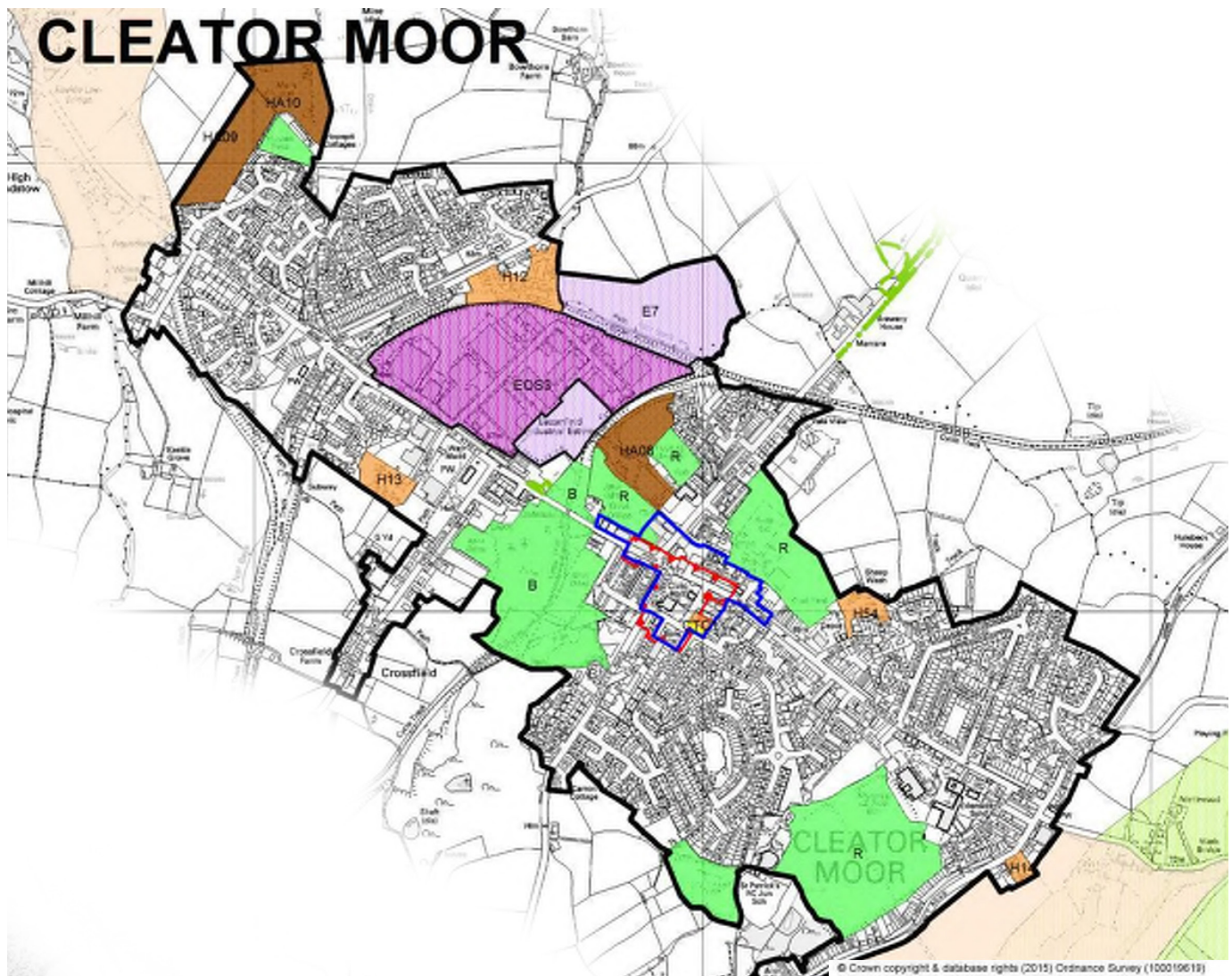
The entire site being further landscaped to contain any flood water, as necessary. This site landscaping will be of benefit to the local ecosystem and wildlife. This will ensure that the development is in keeping with its setting, enhancing wildlife conservation for the neighbouring section of the Whitehaven to Ennerdale cycle route.

# Sequential Test

The Sequential Test search area has been identified by Copeland Planning Authority to be within the settlement boundary for Cleator Moor. As shown in the below extract from the Local Plan.

Sustainable Housing density is found in Policy SS2 of the current local plan and stated as 30 dwellings per hectare. For 11 dwellings this equates to a minimum site area requirement of 0.366 Hectares (approx. 3700 sq.m).

Allowing for a 10% buffer, suitable Residential Sites should provide for between 10 and 12 dwellings. Giving a minimum site area of 0.33 Hectares.





Windfall Sites

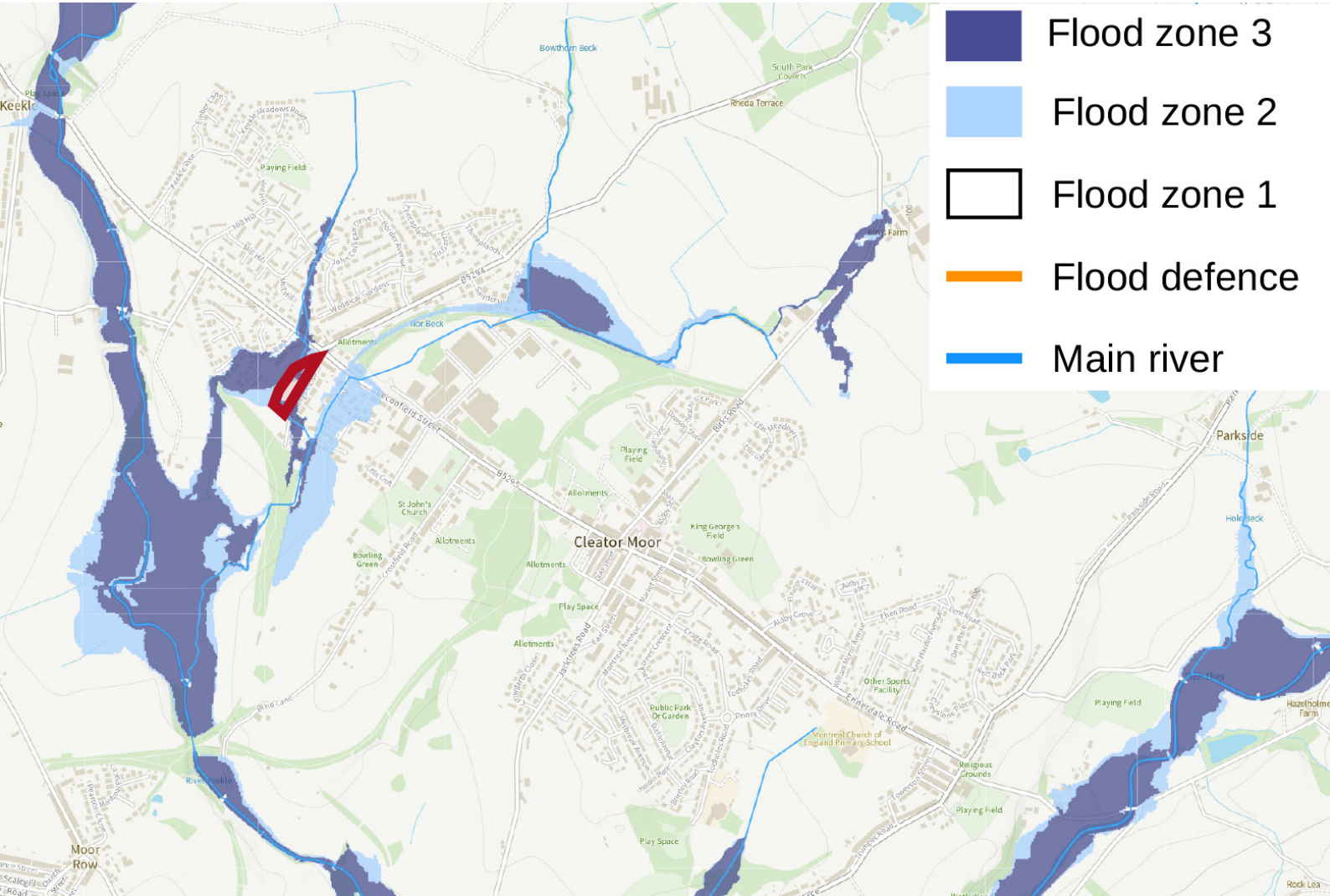
Reference has been made to the council Five Year Housing Land Supply Position Paper 2020/21.

Paragraph 3.2.1 states;  
Windfall sites are those which have not been specifically identified as available in the Local Plan process. These can come from large and small scale developments, selfbuild homes, conversions etc. and evidence suggests that these have historically formed a large part of the previous housing land supply.

Five Year Housing Land Supply Position Paper 2020/21

Site Name	Settlement	Planning Ref	Decision Date	Status at 31 <sup>st</sup> March 2020	No. Approved at 31 <sup>st</sup> March 2020	No. Delivered at 31 <sup>st</sup> March 2020	Remaining Capacity at 31 <sup>st</sup> March 2020	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25
Plots 69-82, Mill Hill, Cleator Moor Phase 3 part B, Cleator Moor	Cleator Moor	4/15/2273/0 o1 4/15/2522/0 R1	28-Jan-16	U/C	14	12	2	2				
Mill Hill, Cleator Moor (phase 2)	Cleator Moor	4/16/2409/0 o1 4/19/2158/0 R1	15-Jan-20	N/S	9	0	9			6	3	
Land At Mill Hill, Cleator Moor	Cleator Moor	4/15/2273/0 o1 4/17/2338/0 R1	21-Dec-17	U/C	11	6	5	5				

Cleator Moor Flood Map



The following Search Results were conducted, with no suitable sites being identified.

ZOOPLA

For sale

To rent

House prices

Agent valuation

Instant valuation

Search area

Cleator Moor, Cumbria

Search radius

This area only

Bedrooms

Any beds

Price range

Any price

Property type

Farms/land

Quick filters

✓ All listings

New homes

Chain-free


Added in last 7 days

Properties for sale in Cleator Moor

1 results

Map view

Most recent



£59,995

Save

Land for sale

Victoria Street, Cleator Moor CA25

3 miles Corkickle

3.6 miles St Bees

Listed on 12th May 2022

UKLANDand  
FARMS.co.uk

HOME

PROPERTY SEARCH

FIND AN AGENT

LAND PRICES NEWS

BUSINESS DIRECTORY

NEW AGENTS

ADVERTISING

FAQ

CONTACT US

Mortgage calculator

Property value:

Loan amount:

Additional value:

Term (Years):

CALCULATE

Search for land in the UK

RESET SEARCH

Location

North West

Price range

No minimum

Size range

No minimum size

Category

Land

Market status:

Sales

Cumbria

No maximum

10 acres

Selected category only

Keyword(s):

Recently added ☐

Include 'Sold' properties ☐

SEARCH

Unfortunately there are no properties matching your current requirements.

Please let me know when similar properties become available.



# Land for sale in Cleator Moor, Cumbria, North West, England (Town)

There are currently no plots available in this area. Please search again or [save this search](#) to be notified when plots are added in this area.

You could also try:

- Changing the plot type or searching for any in your area

[Create Plot Alert](#)

Receive an email when a plot or property matching your search is added

## Filter Your Search

Property Type

- Any -

rightmove

Buy

Rent

House Prices

Find Agent

Commercial

Inspire



+ 0 miles

sq. ft.

Min Size

Max Size

to

Min Price

to

Max Price

Land For Sale in Cleator Moor, Cumbria > [Save search](#) [Create Alert](#)

2 results

Sort: Relevance

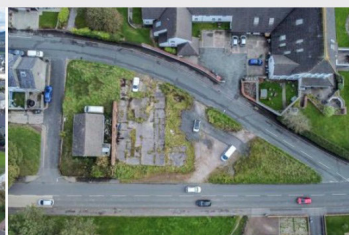
List

Map

Prioritise properties with... [Add keyword](#)



£400,000



Jacktrees Road, Earl Street, Cleator Moor

Land for sale

Site overview The site has the benefit of outline planning with all reserved matters for three dwellings. Location The site is conveniently located in the heart of a popular town Cleator Moor.

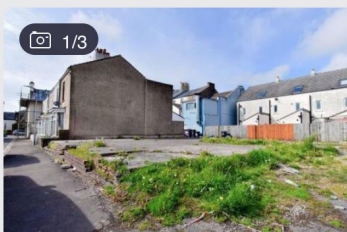
Marketed by [Grisdales Estate Agents, Whitehaven](#)

01946 552540

Local call rate



Save



£59,995



High Street, Cleator Moor

Land for sale

Situated in the popular town of Cleator Moor, the plot is a stones throw away from the town centre, with a good range of local amenities just a short walk away. The land is offered with services in

Marketed by [First Choice Move, Lillyhall](#)

01946 552543

Local call rate



Save

# Exception Test

The Exception Test is a tool used to ensure that, where a Sequential Test is passed, the development provides wider benefits which outweigh the flood risk and the development is designed to be safe.

Paragraph 164 of the NPPF sets out the requirements for an Exception Test to be passed. It must be demonstrated that:

a) The development would provide wider sustainability benefits to the community that outweigh the flood risk; and

b) The development will be safe for its lifetime taking into account the vulnerability of its users, without increasing the flood risk elsewhere, and, where possible, will reduce flood risk.'

## Part b

Please refer to the accompanying site specific Flood Risk Assessment for the proposals.

The FRA sets out that the Proposals will be safe for its lifetime.

'The modelling undertaken identified that the development site is at risk of fluvial flooding during the 1% AEP, 1% AEP plus 30% Climate Change, and the 0.1% AEP events from the River Ehen and its tributaries (River Keekle, and Nor Beck which is located on site). As the site is at risk in the fluvial events mitigation measures will be incorporated on site to ensure the development is safe over its lifetime. The primary mitigation is typically setting the finished floor levels above the predicted top water level in the design event (fluvial defended 1 in 100 year plus 30% climate change event), which ranges between 71.71mAOD and 73.13mAOD. The finished floor levels for the residential dwellings vary across the site, however, a minimum freeboard of 300mm above the predicted flood water level in the design event will be achieved.'

Further to this, the proposals are shown to Not increase the flood risk elsewhere, and will Reduce flood risk to the vicinity.

'The additional modelling has also shown that in the 1% AEP, 1% AEP plus climate change, and the 0.1% AEP fluvial event, no increased flood risk to other properties will occur as a result of the proposals, and a net reduction in flood extent to land outside the site will be provided.'



## Part A

The Strategic Housing recent Housing Needs Survey indicated that there is demand for new development in Cleator Moor, one of Copeland's four main towns, and this is something we support in terms of economic development and the overall regeneration in the town.

Significant capital investment is being made through the Town's Fund and other projects, which will increase demand for housing locally and the mix of dwelling size proposed will suit the likely market.

Further to the sustainable benefits of providing needed housing within the community, the development will also bring Employment opportunities during the construction stage of the project. The development will also bring investment into the area.

Following the completion of the proposed development, the increased housing provision will be of benefit to local shops and businesses. With Town Centre amenities being within an approximate 10min walking distance of the site.



Further sustainable benefits of the proposals to the location include Biodiversity Net Gain ensured within the scheme of works and this will be devised utilising the latest DEFRA Metric.

The submitted Preliminary Ecological Appraisal also sets out potential site enhancements to improve the natural habitat, such as Flora, Invertebrates, Hedgehogs etc...

With the provision of a 'wild meadow' that uses native wildflower seed mixes.

The Biodiversity, Habitat and Landscaping improvements will be provided in the Detailed Planning Stages that will follow this Outline Application.

