

Allerdale Borough Council

Planning Application RMA/2020/0502

Development Panel Report

Reference Number: RMA/2020/00502
Valid Date: 17.12.2020
Location: Land at Ashfield Road South, Workington
Applicant: David Wright Glesson Homes
Proposal: Reserved matters application for phase 2 of approved outline application 2/2014/0857 for 255 new dwellings

RECOMMENDATION

Approval of reserved matters subject to conditions

1.0 Summary

<u>Issue</u>	<u>Conclusion</u>
Principle of Development	<p>The principle of the development was approved under outline permission 2/2014/0857 for up to 290 dwellings.</p> <p>Phase 1 for 35 dwellings is now complete. This reserved matters application is for phase 2 for 220 dwellings.</p> <p>The reserved matters relate to appearance, scale, landscape and layout. The primary and secondary vehicular access routes were approved under the outline scheme 2/2014/0857.</p> <p>The proposed tenure split for affordable homes is 50% rented (19 units) and 50% discounted sale (19 units). The proposal provides 38 affordable homes in total which is 15% of the proposal in accordance with the section 106 legal agreement under 2/2104/0857.</p>

Appearance	The appearance of the dwellings are consistent and acceptable for this suburban location.
Scale	The 2, 3 and 4 bedroom dwellings, either detached, semi-detached or of single storey type are of a suitable scale for the locality. This is in accordance with Policies S2, S4 and S32 of the Allerdale Local Plan (Part 1).
Landscape	<p>The landscaping scheme is acceptable and is an important feature of the scheme to address tree retention where appropriate.</p> <p>It has been necessary to provide for adequate screening and wildlife corridors along Ashfield Road and within the vicinity of Ellerbeck.</p> <p>A significant compensatory tree replanting scheme is proposed throughout the housing development given a central plantation and a portion of the landscaping along the southern boundary is proposed to be removed in order to accommodate the scheme.</p> <p>An updated ecological statement concludes that the removal of trees as proposed, in order to accommodate the SUDS basin, will not have a direct impact on protected species.</p> <p>A formal play area which was originally proposed in the woodland adjacent to Ellerbeck has been removed to provide a play trail which has greater compatibility with the woodland area.</p>
Layout	The housing layout is acceptable for this suburban location and accommodates several areas of public open space and a SUDS basin.
Drainage	The layout accommodates acceptable drainage arrangements. Foul drainage to mains. A pumping station is required for the south end of the site.

	A SUDS basin is proposed at the south western boundary with an outfall to the existing watercourse known as Ellerbeck.
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2.0 **Proposal**

- 2.1 This reserved matters application is pursuant to the outline permission 2/2014/0857 and relates to phase 2 of the Ashfield Road South housing development. This reserved matters application considers Layout, Scale, Appearance and Landscaping. The vehicular access arrangements onto Ashfield Road South and the secondary access to Phase 1 (Potter's Meadow, now a complete housing scheme) were considered and approved at the outline stage.
- 2.2 The proposal is for 220 dwellings including a mix of types and tenure. The proposed housing mix is: 33 number x 2 bed dwelling units; 140 number x 3 bed units and 47 number x 4 bed units.
- 2.3 The affordable housing provision within this mix is for 19 homes for rent and 19 homes for affordable low cost sale. This equates to 15% of the housing development as secured by the section 106 legal agreement under outline approval 2/2014/0857.
- 2.4 Several areas of public open space are proposed as well as landscaping belts along the road frontage and rear (southern eastern) boundary. The scheme proposes an open surface water attenuation swale near to the south western corner of the site. A ramped path loops around this swale and connects to the existing public right of way that runs to the south of the site. Details provided address the design and layout, elevation treatments and materials, road access and highway works, house types and tenure, external works, hard and soft landscaping, boundary treatment, parking arrangements, and the layout regards the drainage strategy and strategies to protect habitats and species.
- 2.5 The Plans for consideration are:-
- 1755 - PL 100 Location Plan
 - 1755 - Design and Access Statement Jan 2021
 - 1755 - PL 214 (C) Site layout plan as proposed
 - Landscape Plan Rev B 1.02.21
 - 1755 - PL 214 (B) Build Route
 - 1755 – PL215 (A) Boundaries and enclosures
 - 1755 – PL 216 (B) Affordable housing plan and proposed received 19.2.21
 - 1755 - PL 217 (A) Public open space (Except POS G play area)
 - 1755 – PL 218 (A) Parking and layout as proposed
 - 1755-PL510 A Street Elevations as proposed 19.2.21
 - 1755 – PL 219 (A) Service plan as proposed
 - 20104 – D001 Overall engineering layout Rev 2
 - 20104 – D002 Engineering layout Rev 2
 - 20104 – D003 Engineering layout Rev 2

- 20104 – D004 Engineering layout Rev 2
- 20104 – Direct Cut and Fill D600 Rev 1 Manhole schedules Rev 2
- 20104 – D201 Typical SUDs details Rev 1
- 20104 – D202 – Flood routing plan
- 20104 – D300 Road long sections Rev 2
- 20104 – D301 Road long sections Rev 1
- 20104 – D302 Road long sections Rev 1
- 20104 – Direct cut and fill D600 Rev 1
- 20104 – Direct cut and fill D600 Rev 2
- 20104 – D700 Road construction Rev 1
- 20104 – D701 Drainage detail Rev 1
- SHE – 0338 -7220-1500-7220 Hydrobreak
- SHE – 0338-7220-1500-7220 Hydraulic characteristics
- Brick Swatches number

House Types

- 201 – rural elevation plan 13/201 –B Rev A
- 201 Floor plans
- 254 01 Planning layout - 2 bedroom bungalow
- 301 Floor plans -301 G – 3 bedroom dwelling
- 301 (AG) – 8 Rural 13 Elevations 13/301 – 8 Rev E Type 301
- 302 (AB) – 9 Rural 13 Elevations 13/302 – 9 Rev E Type 302
- 3022 s(G) planning – floor plans 302/ 1G (3 bedroom dwelling)
- 303 floor plans 303 dwelling type 303 1/E
- 303 (AE) 9 Rural 13 elevations 13/303 -9 Rev F
- 314 Rural dwg 443/220
- 337 floor plans
- 337 (A) 10 Rural 13 Elevations 13/337 – 10 Rev A
- 340 Floor plans 340/1 dwelling type 340 dwelling type
- 340 -341 (A) – 10 Rural 13 Elevations 13/340 -10 Rev
- 350 – Elevations (Rural) 13/350 - 8 Rev B
- 350 Floor plans 350 dwelling type 350/1 A
- House type 353 Elevations Rural 13/353 09 Rev A
- House type 353 Floor plans 353/1A
- 360 Elevations (Rural) type 360 Elevations (Rural)13 13/360 – 9 Rev A
- 360 Floor Plans 360/1B
- 401 Floor Plans - 401 dwelling type 401/1G
- 401 (T) 9 Rural 13 Elevations 13/401 -9 Rev C
- 403 Rural Elevations Type 403 Rural Elevations (Rural 13) 13/403 – 9 Rev C
- 403 Floor plans 403 dwelling type 403/1H
- 435 Floor plans 435/1A
- 435 Rural Elevations Type 435 13/435 -9 Rev A
- 454 Planning drawing 454/1A

Supporting Information

- Cover Statement
- Addendum letter update ecology 10/12/21

- Updated Ecological appraisal
- Landscape plan Rev B A0 01.02.21
- Transport Statement Dec 2020 VN201743
- Ashfield South Road Interim Management plan Jan 2021
- Ashfield Road South Build route Phasing Plan 12.02.21 1755-PL214 Rev B
- Construction Management Plan Jan 2021
- 20104 Flood risk assessment RL/FRADS/20104 Dec 2020 version 3

The documents can be viewed here:-

<https://allerdalebc.force.com/pr/s/planning-application/a3X3X000004DVIDUAW/rma20200502>

3.0 Site

- 3.1 The 9.24 hectare application site lies approximately 2km south of Workington town centre in the Moorclose / Westfield area, and to the southern side of Ashfield Road South. The phase 2 element of the site is currently undeveloped greenfield land falls gently towards its southern boundary. Belts of trees are located within the site and adjacent to the boundaries. The residential areas of Potter's Meadow and Chaucer Road are located to the east, with rear gardens of the properties on Ellerbeck Close plus open farm land to the south. The playing fields and sports area associated with the Moorclose Campus are situated to the west. A public right of way runs to the south of the site along Ellerbeck.
- 3.2 The proposed site comprises of semi natural habitats including grassland, mixed and broadleaved woodland. Land along the boundaries to the north and south are dominated by mixed woodland. A linear tract of plantation broadleaved woodland is present in the middle of the northern most field. The majority of land within the site comprises of poor semi improved grassland enclosed by woodland and grassland boundaries.

4.0 Relevant Planning History

- 4.1 The outline permission for 290 dwellings (ref 2/2014/0857) was granted subject to conditions and a section 106 agreement on 29th September 2017. The section 106 requires:
- a) An education contribution of £60,255 (Five primary pupils) agreed by Cumbria County Council's education department;
 - b) Affordable housing provision of 15%;
 - c) A phased approach with no public open space, affordable or education contributions within the first phase;
 - d) The development to be implemented in a phased programme with the delivery of affordable housing at the back end. This second phase

development, in its layout, has a requirement to accommodate affordable housing units and public open space.

- e) The permission encompassed both phases 1 and 2, the former comprising of 35 dwellings now complete. The reserved matters for phase 1 (Potter's Meadow) was granted on the 24th April 2018.

- 4.2 There remains an alternative pending reserved matters application for phase 2 by Lovell Homes for 255 dwellings under applications RMA/2019/0002. Lovell, for the second phase, also applied for an additional 12 dwellings within the site, the necessity for the application (FUL/2019/0042 pending) arising from the limit of 290 dwellings set by the outline permission being exceeded by 12 units.

5.0 Representations

Workington Town Council

- 5.1 No comments received to date.

ABC Environmental Health

- 5.2 No comments.

Cumbria County Highways/LLFA

- 5.3 Although the figures proposed on the parking plan (Drawing no 1755-PL218(A) represents a slight overprovision, we can confirm that it is acceptable. The layout shown is acceptable. Of some concern is the link at the westerly extremity of the site where the current field access is located. The private shared drive seems to dissect this route and does not take it into account within its design. This will need to be addresses at sec 38 stage to ensure that pedestrians wishing to use this link can do so safely. Another matter that will be raised during the sec 38 process is the location / transition between asphalt and shared surfacing pavers. We will prefer that surfacing around relatively tight bends be asphalt/tarmac to avoid maintenance issues to the future.

The Flood Risk Assessment shows a greenfield run of rate of 72.2l/Sec and with attenuation being provided to cater for . 2yr, 30yr, 100yr, 100yr + 40% climate change and 100yr + 40%CC with Urban Creep. This is acceptable.

Cumbria County Council Archaeologist

- 5.4 No objection to the proposed application, but still consider that the archaeological work required by condition 20 on previously approved outline permission 2/14/0857 is undertaken and is secured in any new consent that may be granted.

(ABC officers advise that this is not reasonable as an additional requirement of any reserved matters approval as condition 20 of the outline secures the necessary archaeological work to be undertaken).

Cumbria Fire Authority

- 5.5 No objections to this application. It is recommended the inclusion of a sprinkler system within the design of the premises.

Cumbria Public Right of Way Officer

- 5.6 Public Footpath 262016 follows an alignment to the south east side of the development and must not be altered or obstructed before or after the development has been completed. If the footpath is to be temporarily obstructed then a formal temporary closure will be required; there is a 12 week lead in time for this process,

Coal Authority

- 5.7 The application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. The Coal Authority records indicate that, within the planning boundary, there are three recorded mine entries (shafts). The Coal Authority was consulted on planning application reference 2/2014/0857, and Condition 26 of the permission requires site investigations to be undertaken prior to the commencement of development to confirm the need for remedial works to treat the mine entries and areas of shallow mine workings. Conditions 27 and 28 seek to deal with the details of remediation and their implementation. On the basis that the layout has been designed around the three mine entries, which dictate it, the Coal Authority has no objections to the proposed layout and this planning application. The remaining coal mining legacy related issues will be required to be addressed as part of a discharge of condition application.

Northern Gasworks

- 5.8 No objections.

ABC Housing

- 5.9 The original planning permission was for a 75% / 25% split. Since the introduction of the new NPPF and the adoption of the Local Plan Part 2 this has now changed to 50% / 50%. We are happy for you to discuss the split further with Gleeson, and will support a change if required to assist with any viability of this site. Our main point is around the house size standards for Discounted Sales, which we would want to see these being the same as affordable rent properties. Plus a mixture of 2 and 3b houses rather than just 2bh. House Standards for rentals need to be in line with the Local Plan Part 2 requirements for registered housing para 35 of the Local Plan Part 2. Also

consider Policy SA5 Housing Standards M4 - 5% requirement (and consider affordables within the mix). There is a proposal in the plan for bungalows, but these would be Open Market.

Natural England

5.10 No comments. Standing advice provided.

County Minerals and Waste

5.11 No representations received to date.

Other representations

5.12 Advertised by the local press, on site and adjoining owners notified.

13 letters/ emails received setting out the following: -

- a) In the light of the current economic crisis, I welcome all new projects to help unemployed, however concerns regarding the access points;
- b) Ashfield Road is already a hazard due to cars, buses and large wagons from local shops and factories all trying to join the main road near the Travellers' Rest, can this junction accommodate a potential 250-500 cars at peak times?
- c) The access point down Potter's Meadow is creating a huge risk to local children, imagine 400+ cars entering daily. There has been no intention from the amended plans to resolve this issue, this development would see significant increase in road traffic, not only during development but for future residential use, including noise and disturbance to the residents of Potter's Meadow.
- d) Potter's Meadow access is utilised, presently, by 35 houses (to which each home has a minimum of 1 vehicle). The road already proves challenging for 2 cars to pass due to the narrow nature. Therefore, increased traffic will see a huge impact not only on the amount of traffic on the road but also damage to the road surface which shall require increased maintenance. As a resident of this estate, I highly object to the development/ associated through road as this shall directly impact access to my home.
- e) The planned through-road leading from Potter's Meadow into the proposed estate does not seem beneficial or viable. Looking at this from any angle there seems to be no valid reason as to why the through road is required when the homes are from two completely different estates and there is already planned a large entrance with roads connecting all homes on the new estate from the main road. The through road has no benefit other than continue negative impacts to all of the Potter's Meadow residents. There is no consideration to the residents living on Potter's Meadow in any of these plans, original or proposed, since the small, 35 dwelling estate, will

potentially have hundreds of cars using it as a through road who do not even reside on the estate.

- f) Potter's Meadow was designed and built as a small, residential cul-de-sac. The roads are not designed for heavy traffic, nor are they wide enough. Residents of Potter's Meadow park their cars either side of the pavements due to the lack of visitors parking available. The narrow roads that were laid to accommodate a small number of houses, and the resident parking makes the road unpassable for two cars on opposite sides of the road at any given time. This issue is manageable at the moment, due to the small number of residents on the estate, however increasing the traffic flow through Potter's Meadow tenfold will cause a serious bottleneck of traffic, which may lead to accidents and traffic backing up onto the main road. Assuming each home has a minimum between 1 – 2 cars per household, this could see between 250 and 500 cars accessing a very small, and very quiet cul-de-sac, equating to between seven – fourteen times the amount of traffic that is currently exhibited on Potter's Meadow. Increased traffic will see a huge impact not only on the amount of traffic on the road but also damage to the road surface which shall require increased maintenance.
- g) It is evident that there are two storey homes planned to back directly onto homes of both Potter's Meadow and Ellerbeck Road. For both areas the proposed land and woodland provides privacy including noise barriers. For both estates, and Ellerbeck Road/ Close in particular, the areas are known for being secluded and "out of the way" with significant privacy which reflects in the housing prices. Addition of the 255 homes directly onto the back of the gardens of both estates shall remove this privacy and in turn negatively affect the value of the homes. In addition, the proposed homes back directly, from two storey heights, on gardens from both estates negatively effecting the privacy of the current homes.
- h) The main access point to the site is opposite Laybourn Court area, surely something needs done with the main road, roundabout etc.... These roads are already seeing increased traffic due to the addition of Potter's Meadow in the area, (which is a small 35 house estate), so the addition of 255 houses will see huge negative impact to people already using the road and living in the area. Cars already speed down the Ashfield Road, hence numerous speed camera signs.
- i) Could an additional access point be created near the Lady Court area? There is already a large access point further down the development, and seemingly a number of other potential access points throughout the length of the site which appear to be better access points.
- j) Many children from Potter's Meadow use the cul-de-sac as a safe playing area, where children can play within sight of their own homes. The low traffic and cul-de-sac allow children to do so safely. We are putting the children of the estate at an increased risk and removing the safe space they currently have for playing.

- k) All areas of Chaucer Road were green fields with a large amount of wild life (owls, squirrels etc) also it was a nice place for families to enjoy now some of the area has gone due to Potter's Meadow, now 255 potential new homes... what's left?
- l) Astounded at the developer's idea to have the 'construction compound and material storage area' and the 'contractors carpark' directly next to the Potters' Meadow & Ellerbeck Close houses. The development in its entirety is huge. I refuse to believe the most appropriate place for the noisy and disruptive construction compound and its workers' car parking is back to back with the houses already here. A number of people, due to the ongoing global pandemic, are being forced to work from home. When the restrictions are eased, it is assumed a number of employees will remain to encourage staff to work from home where possible, adapting to the 'new normal' and blended working approach. The impact a construction site will have on many people's livelihoods and mental health are serious and cannot be underestimated. Working from home is a challenge in itself and has left many people feeling demotivated and in a depressive state. The added stress of people's houses being next to a construction compound for many years, until the estate is finished is unacceptable. People's work meetings and working days will be constantly disrupted by machinery noise, which can be avoided by relocating the compound. This is unnecessary stress for residents.
- m) Due to the sheer size of number of houses planned to be built on the site, the scale of the site would mean that there would be no habitat left for the wildlife that currently reside there. As much as wildlife studies are carried out, from personal experience living in the location, I currently do, the trees and fields are home to a vast variety of different species including a high number of red squirrels that we see frequently.
- n) Previous planning applications were retaining woodland to the rear and side of the site, backing onto Ellerbeck Close. There is no mention of retaining any of the woods in this application. These woods provide habitat for lots of wildlife including red squirrels, owls and an abundance of wild birds which are regular visitors to the woods / gardens on Ellerbeck Close. Red squirrels and owls are protected.
- o) The original report detailed that up to date surveys were required with the amended report. Why have the surveys not been completed since this seems to be a highly recommended?
- p) The report states "although a previous survey concluded red squirrels are likely absent from the site, two red squirrels were observed during the updated ecological appraisal walkover and a squirrel drey was identified. Red squirrel surveying is required between April and August to further assess current use", Has this been conducted prior to the application? I personally believe that acceptance of this development plan cannot be

agreed until all the proposed, required, surveying has been conducted on the site.

- q) The fields leading onto Ellerbeck stream are often filled with dog walkers, families and children. The progression of the development means access to Ellerbeck will now have to be routed via Ellerbeck Close, placing an increased burden on the residents of Ellerbeck Close.
- r) Two storey houses will be backing onto the bungalows at Ellerbeck Close, previous applications at least offered some privacy by placing bungalows backing onto Ellerbeck Close, in addition the retained woods also offered some privacy.
- s) The site has very poor drainage which floods through the gardens of Ellerbeck Close, down into the private road and the surface water then enters the private treatment plant. We would like confirmation that the surface water will be directed to the river and away from Ellerbeck Close. Flooding to the lane behind Ellerbeck Close which is constant since the arrival of Potter's Meadow which is only a small development by comparison. This development will have a massive impact on the flooding in the area.
- t) From the Ecological Appraisal Report it reads that "Eller Beck flows along the east boundary of the site. This habitat may be considered to fall under UKBAP and LBAP habitat as a river and stream and therefore is of national and district importance. It is considered likely that works associated within the proposed site have the potential to indirectly negatively impact upon the conservation value of this habitat through pollution run-off". Presently, flooding and water increase already runs off into the Ellerbeck area. The increase in this shall in turn see increased flooding toward these properties presently situated in the area.
- u) With the amount of unsold properties on other sites in the area this development is not needed especially when we are about to hit a major recession and unemployment with numbers of house purchases expected to take a massive drop. This development seems to have negatives that outweigh the immediate benefits. There are numerous other housing developments in the area with similar sized and priced homes which are still trying to sell those homes to which I have to question why there is such need for this dramatic number of houses when other estates are already in place and continuing?

6.0 Environmental Impact Assessment

With regards to The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, the proposal (including the adjoining phase 1 assessed cumulatively with this phase 2 application) is not EIA development (it neither falls within Schedule 1 or 2 of the EIA Regulations)

7.0 Duties

- 7.1 Regulation 9 of the Conservation of Habitats and Species Regulations 2017 requires all public bodies to have regard to the requirements of the Habitats Directive in the exercise of their functions, particularly when determining a planning application for a development which may have an impact on European Protected Species ("EPS"), such as bats, great crested newts or otters.

8.0 Development Plan Policies

Allerdale Local Plan (Part 1) 2014

- 8.1 The following policies are considered to be relevant:-

S1 – Presumption in favour of sustainable development
S2 – Sustainable development principles
S3 – Spatial Strategy and Growth
S4 – Design principles
S5 – Development principles
S7 – A Mixed and Balanced Housing Market.
S8 – Affordable Housing
S21 – Developer Contributions
S22 – Transport Principles
S24 – Green Infrastructure
S27 – Heritage assets
S33 – Landscape
S29 – Flood Risk and Surface Water Drainage
S32 – Safeguarding amenity
S35 – Protecting and enhancing biodiversity and geodiversity
S36 – Air, Water and Soil Quality
DM14 – Standards of Good Design Policy

These policies can be viewed at:-

<https://www.allerdale.gov.uk/en/planning-building-control/planning-policy/local-plan-part-1/>

Allerdale Borough Local Plan (Part 2)

- 8.2 The following policies are considered relevant:-

SA2 – Settlement Boundaries
SA3 – Affordable Housing

SA5 – Housing Standards
SA33 – Broadband
SA51 – Amenity Green Spaces
SA52 – Green Infrastructure

These policies can be viewed at:-

https://www-cloudfront.allerdale.gov.uk/media/filer_public/6d/d7/6dd7b720-33af-4f67-824e-3d953757d032/local_plan_final.pdf

9.0 Other material considerations

National Planning Policy Framework (NPPF) (2019)

- 9.1 Paragraph 213 advises that the weight afforded to development plan policies can vary according to their degree consistency with the framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

Allerdale Local Plan (Part 1) and the Developer Contributions Supplementary Planning Document

- 9.2 This document is complementary to the Local Plan Part 1 and was the subject of consultation and subsequent approval by members. It sets out the Council's approach to securing necessary contribution via s106 agreements where necessary to make the development acceptable and where reasonable to do so.

10.0 Policy weighting

- 10.1 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 made in accordance with the plan unless material considerations indicate otherwise. This means that Allerdale Borough Local Plan (Part 1) July 2014 and Allerdale Local Plan (Part 2) July 2020 have primacy. Members are advised that the decision should be made in accordance with the development plan with no material considerations, such as the NPPF, being afforded sufficient weight or reducing the weight of the Plan to such an extent that a decision contrary to it could be made.

11.0 Assessment

Principle of development

- 11.1 The principle of development is not for consideration. There is an outline permission in place (2/2014/0857) for up to 290 dwellings and this application is for reserved matters pursuant to that application for phase 2 with a scheme for 220 residential units. The application is within the parameters of the outline permission. The representations relating to the principle and scale of the development cannot be considered. Similarly, some of the matters raised by consultees are largely relevant only to other conditions of the outline permission, such as the highway access arrangements and the surface water technical details. Such matters shall be addressed through the separate procedures for discharging these conditions but are taken account of in the broader layout of the scheme. The relevance to this reserved matters application is limited to ensuring that, for example, the layout avoids the areas identified as mine shafts, a surface water drainage scheme can be accommodated within the layout and that the layout provides appropriate highway arrangements as specified in the outline approval.
- 11.2 Given the access to the main road and the secondary access onto phase 1 (now Potter's Meadow) was considered under the outline approval the concerns raised by residents in relation to highway impact on Ashfield Road South and Potter's Meadow are not material to the determination of the reserved matters under consideration here.

Layout and Scale – Density

- 11.3 Policies S2 and DM14 of the Local Plan (Part 1) require development to make the most efficient use of land and build at an appropriate density and layout according to local setting and character. Policy SA20 of the Local plan (Part 2) suggests a scale of 20 to 25 dwelling per hectare. However, policy S4 of the Local Plan (part 1) states that developments must optimise the potential of the site by ensuring appropriate density and mass of development. Policy DM14 states that housing density will be considered on a site by site basis and informed by local context of the area in terms of design considerations, historic or environmental integration, or identified local need.
- 11.4 The proposed scale ensures there is a density level that is reflective of this suburban edge of settlement location of Workington, circa 24 dwellings per hectare on this 9.24 hectare site, thus making an efficient use of land whilst addressing the onsite constraints to include the avoidance of coal mining shafts, the provision of public open spaces and the retention of screening trees, whilst providing a significant SUDS basin.

Layout and Scale – Levels

- 11.5 As required by condition 4 of the outline permission, cross sections of the site, detailing the existing and proposed ground levels, proposed finished floor levels of the buildings, levels of paths, drives, garages and parking areas have

been provided. Level access has been provided to all front doors through the careful layout arrangement of dwellings and elements of cut and fill that alleviate the issues of the sloping site. This is a success of the layout given the topographical constraints.

Layout and Scale – Housing Type Mix

- 11.6 The mix of dwellings in the development positively responds to the identified local housing needs. The dwellings proposed are a varied and complementary mix of two storey and single storey house types including 2, 3 and 4 bedroom accommodation and all benefit from an acceptable private amenity space within each residential curtilage.

Layout and Scale – Tenure Mix

- 11.7 Policy S8 of the Local Plan Part 1 requires major residential developments to provide 20% Affordable Homes within the Principal Service Centre of Workington, also the recently adopted Local Plan Part 2 policy SA3 identifies the site as within Zone B which requires a 20% requirement of affordable housing. The outline approval only required 15% of the dwellings to be affordable (as defined by the NPPF) as per the section 106 legal agreement.
- 11.8 Policy S8 of the Local Plan Part 1 requires a tenure split of 75% rental and 25% intermediate affordable housing. However, the NPPF 2019 sets out, in paragraph 64, that major development should expect at least 10% of the housing to be available for affordable home ownership as part of the overall housing contribution for the whole site. The 38 affordable units proposed meets the overall 15% requirement as approved in the outline decision. The layout accommodates house types and tenure that reflect the requirements of the outline planning approval in number terms but, in terms of tenure type, now provides a 50% split for rent/ affordable low cost housing arrangements for sale to accord with policy SA3 of Part of the Local Plan (19 units rent and 19 intermediate housing for sale). This is not in accordance with the s106 and will necessitate a deed of variation but this is not matter to be considered as part of this application.
- 11.9 The type and tenure also satisfactorily addresses the housing need in the locality of Workington and accords with the Council requirement for the provision of affordable housing to be in clusters throughout the development indistinguishable from open market dwellings.

Layout and Scale – National Space Standards

- 11.10 It is noted that the site layout plan generally does not provide dwelling types that meet the optional national space standards (not set out in the Local plan as a policy requirement but usually a requirement of registered social landlords for their rental housing provision). It is noted that the Council's Housing Manager would like the national space standards reflected in the low cost homes for sale. However, this is not provided as part of the Gleeson business model standard. The majority of homes are not space standard

compliant but the developer contends that the dwellings offered provides a variety of house sizes to suit different markets. It is suggested that its focus as a house builder is enabling local people on the housing ladder as first time buyers and to increase the square footage of dwellings offered to comply with national space standards would prevent first time buyers and key workers from getting on the housing ladder.

- 11.11 Members are advised that there is a balance to be made here, specifically with regards to dwelling space standards, retention of trees and provision of new soft landscaping, the provision of adequate off street parking that doesn't dominate the streetscene, the securing of a sustainable surface water drainage system and a viable (and therefore deliverable) scheme.
- 11.12 The number of dwellings specified in the outline permission is not a maximum and there is no policy that requires such a number to be provided on site; matters such as landscaping, character and the need to accommodate parking and drainage must be considered. However, weight is afforded to the quantum of houses proposed; the greater the number of dwellings, particularly those that are affordable, the greater the benefits accrued from the development. Furthermore, a development must be viable to make it deliverable (assuming no external funding is provided to assist the maths). In this context, there are compromises.
- 11.13 For this application, significant weight is afforded to the delivery of so many dwellings pursuant to the outline permission. Similar weight is also afforded to the extent of retained soft landscaping (see paragraphs 11.19 & 11.31) and that proposed. The scheme also successfully assimilates extensive off street parking into the layout (see paragraph 11.22) without it becoming dominant; a fault of many other developments. As such there is considerable merit in the proposal and this weighs heavily in favour of the proposed layout overall, such weight overriding the shortfall against space standards. Members are reminded that proposals are considered against the development plan as a whole and there need not be compliance with all policies; it is a matter of weighting and balance.

Layout and Scale – Accessibility (Enhanced Part M Building Regulations)

- 11.14 It is noted the scheme does comply with policy SA5 of the Local Plan Part 2 to the extent that, for developments of 10 units or more, 20% of the dwellings must be designed and constructed to meet the requirements set out in optional Building Requirement M4(2). The Type 454 house (18 units), the Type 350 house - 3 bed semi (17 units) and the Type 360 house - 3 bed semi type (29 units) are M4(2) compliant and represent 29% of the dwellings provided in accordance with Policy SA5.
- 11.15 Policy SA5 also advises that residential developments over 30 units must ensure that 5% of the total units (across both market and affordable dwellings) should be designed and constructed to meet optional Building Requirement M4(3) ensuring that the dwellings are wheelchair adaptable. None of the

house types are M4(3) compliant. The developer concedes the homes are specifically designed with the aim to provide low cost home ownership. It is stated that, on average, 80% of their customers are first time buyers and to achieve this they propose to maintain an efficient build cost which is critical to their business model and unfortunately this makes additional optional increases in design standards required to reach M4(3) incompatible.

- 11.16 The developer advises in order to provide an additional range of houses that are M4(3) compliant or to tweak plots to enable them to be M4(3) compatible, would increase the build cost. The increased costs would have to be passed on to customers, whilst the business model is trying to provide housing to enable people onto the housing ladder and that their typical first time buyers will not see any added value in the required adaptations. It is acknowledged that Policy SA5 states in relation to the M4(2) and M4(3) requirements 'the Council will take a flexible approach to these requirements where the applicant can demonstrate that it would significantly harm the financial viability of the scheme.' No viability appraisal has been submitted but officers are of the opinion that the developer's assertion is reasonable.
- 11.17 This is another matter where there is policy discordance but the merits of the scheme in other areas outweigh that failure to comply with one part of policy SA5. Upon balance, the scheme can be supported with the lack of M4(3) compliant homes.

Layout and Landscaping – Character, Legibility and Visual Amenity

- 11.18 The site characteristics have informed the layout. It is a large site and will be developed in phases. The site falls from northeast to southwest. The orientation and siting of dwellings within the layout, the provision of cross-sections and details of FFL, garden levels and careful boundary treatments have taken account of the sloping nature of the site and have demonstrated there will adequate separation distances between dwellings. There will not be overlooking, over shadowing or adverse visual impacts in terms of residential amenity or on the streetscape. Some gardens will be sloping to reduce the need for higher retaining walls.
- 11.19 The proposed road hierarchy provides for an accessible and permeable development. The layout encourages consistent movement, maintains connections with the surrounding landscape and provides a sense of place and ownership. All roads have been designed to support appropriate speeds in a residential area. From the main access from Ashfield Road South the roads follows a hierarchy of branching roads that link to streets, cul-de-sacs and private and shared drives via the proposed new access routes. The layout in places has attempted to follow the 'Manual for Streets' approach. This seeks to pull away just from a layout adhering to a series of road dimensions that are set by vehicular movement, to a process that also considers the area between the public facades of dwellings as a street (for living, for pedestrian movement etc.); providing attractive, safe and overlooked streetscapes.

- 11.20 The results, in this instance, are largely successful and there are a number of interesting, overlooked shared public open spaces that add to the character of the street scenes. Pedestrian and cycle routes cross the site.
- 11.21 The layout has a suburban feel but is sensitive to green tree corridors that flank Ashfield Road and to the south of the site bordering Ellerbeck. The variations in streetscenes are welcomed as is the use of dwellings designed for corner plots with dual aspects at key locations. There are also key frontages that maximise passive surveillance of streetscapes particularly over the areas adjacent to footways/ cycleways and areas of public open space. Use of buffer planting to delineate the difference between public and private realms is also a positive attribute.
- 11.22 Garages are either integral or detached. There are a range of in curtilage car parking solutions. Car parking will also be sited alongside dwellings; in order to limit the visual impacts of car parking to the frontages and this will reduce clutter on the street scene and maximise the visual benefits of the dwellings being set back from the road with landscaped front gardens and frontage trees.

Layout – Highway safety and parking

- 11.23 The consideration of the proposed layout against policy S22 of the Local Plan Part 1 is informed by the Cumbria Development Design Guide. The guidance provides a suggested level of parking for housing developments and advises that two bedroom homes (33 number) should provide 2 spaces = 66, three and four bedroom houses (187) should provide 2.5 parking spaces = 467.5 and that 1 visitor space should be provided for every 5 Dwellings = 44. In total this requires 533.5 spaces private spaces. The proposed layout provides 545 spaces within the residential curtilage and a further 45 visitor spaces and this includes none of the proposed external or integral garages which can all be used for parking of motorbikes or cycle storage. The parking arrangements are therefore acceptable and policy compliant.

Layout and Landscaping - Drainage

- 11.24 Policy S29 of the Local Plan Part 1 applies, the proposal being assessed as to whether it responds to the surface water drainage hierarchy cited in that policy (infiltration or water reuse as a priority, then drainage to a watercourse and drainage to a sewer as a last resort). There is also the need to ensure no increase in flooding on and off-site taking into account 1 in 100 rainfall events and a 30% allowance for climate change.
- 11.25 The use of infiltration methods for the disposal of surface water has been considered and is not deemed feasible due to the likely presence of stiff glacial till. It is therefore proposed surface water will discharge into the existing watercourse to the south west of the site, The Ellerbeck. The detention basin is designed as a dual-purpose area for amenity and drainage. The flow rate is not restricted prior to entering the detention basin area but the flow is restricted to greenfield run off prior to leaving the site. The flow is to be

restricted by a hydro brake. Source control of pollutants in high risk areas will be provided by filter drains at shared driveways. Outfall locations and the swale are shown on drawing 2014-D202 Flood Routing Plan Rev 1. The swale will hold surface water following periods of increased rainfall and ensure that discharge to the Ellerbeck is throttled to the maximum 7 l/s rate per hectare. The drainage layout accords with policy S29 of the Local Plan Part 1.

- 11.26 Foul water from the development site is proposed to discharge at 10.83 litres/second into existing public combined water sewer Ashfield Road South to the north the site. Due to the level difference between the road and the site a pumping station will be required at the southern edge of the site.

Scale and Appearance – Dwelling design response to context

- 11.27 The 2, 3 and 4 bedroom dwellings, either detached, semi-detached, linked or of single storey type are of a suitable scale for this locality. Attention has been given to the sloping land levels to ensure that dwellings do not cause an over dominance to neighbouring properties as required under policy S32 to address matters of visual amenity, loss of light and overlooking.
- 11.28 Proposed dwellings to the north of Ellerbeck Close will be single storey to reduce the visual impact and ensure no significant loss of amenity arising from overlooking and loss of light. Details have been provided that demonstrate how gardens will slope to minimise sheer retaining walls. In doing so, in combination with appropriate separation distances, the detailed plans demonstrate how there will not be inappropriate levels of overlooking or overshadowing of neighbouring dwellings and their private gardens.
- 11.29 The dwellings are simply detailed with red or a yellowish buff facing brick. Some plots also have rendered dwellings. Front doors and garage doors are in GRP and will be coloured. Window frames and fascia boards are in white and gutters, rainwater pipes and soil stacks are in black PVCu. There is little, if any vernacular detailing or indeed use of local materials, but this is not an area of traditional architecture. Ellerbeck Close to the south is characterised by an eclectic mix of larger detached dwellings of varying styles. Phase 1 is different again; a planned estate of gabled dwellings faced in reconstituted stone. Red brick predominates immediately to the north of Ashfield Road South. Again, these late twentieth century dwellings, aligned in longer staggered terraces and with simple landscape windows, offer a context that provides an opportunity to deviate away from the traditional vernacular.
- 11.30 The overall grain of the proposal's appearance is one of inoffensive, modest, simple gabled designs. The result is acceptable.

Landscaping – Tree retention

- 11.31 The site is set on the edge of attractive open countryside which surrounds the eastern fringe of Workington. The existing buffer landscaping was probably planted around 30 – 40 years ago and it seems to have thrived, although the woodland is now very dense because it has not been managed, thinned or

coppiced at any point in its life and provides a uniformly dense screen along much of the site edge. The northern boundary is comprised of mature existing woodland and the proposal has sought to retain these areas as far as possible in order to preserve the existing ecology whilst providing visual and acoustic screening from Ashfield Road. Further portions of existing trees have been retained on the site perimeter to provide visual screening.

- 11.32 The landscaping scheme for the development has sought to create an attractive and safe environment for users and visitors to the development. There will be planting throughout the development. Policy DM17 of the Local Plan Part 1 sets out that, where existing trees, hedgerows and woodland are considered important to the local community, contribute positively to the character of the area and/or are of nature conservation value, they will be protected. Proposals that involve felling, removal or are considered likely to cause demonstrable harm to existing trees, hedgerows and woodland will normally be resisted, unless acceptable mitigation or compensation measures can be secured. Felling and/or removal may be permitted in exceptional circumstances where it can be demonstrated that the economic viability of the development is prejudiced and there are proposed wider benefits that outweigh the loss incurred. However, where a development poses significant harm to an irreplaceable habitat which cannot be mitigated or compensated for, permission will be refused.
- 11.33 In this scheme it is considered the replacement planting maintains local amenity, the character of the area and the nature conservation interest and the benefit of the provision of 220 dwellings is given substantial weight.
- 11.34 The dense heart of the woodland will be cleared as was envisaged at outline stage (2014/0857) but a sufficient area has been retained to act as an effective wildlife corridor along Ashfield Road South as well as providing a visual and acoustic screen from the road to the proposed dwellings behind. The screen is largely made up of native broadleaved species so it will provide a varied setting for the housing throughout the seasons.
- 11.35 All of the new houses will be provided with gardens to the front and the rear. These are generally quite generous in size and some are irregularly shaped with slight sloping gardens on some plots to compensate for the levels on site. These gardens will be grassed in preparation for landscaping by their owners, with front gardens providing a small amount of shrub planting and key location / corner plots receiving larger treatments and tree planting. Landscaped areas will be provided along key routes, whether in curtilage to adjacent dwellings or communal areas, to provide visual and ecological enhancement. Areas of public open space are also landscaped and are provided within the vicinity of the former mine shafts. This is a strategy that, combined with the retained trees, provides an appropriate transitional zone between the harder built forms of the suburbia to the north and the agrarian landscape beyond the Ellerbeck to the south.
- 11.36 To promote further enhancement and provide local ecological features to the development, public open space will be provided in pockets and linear

pathways through the development. This includes the space around the newly proposed swale and welcome and beneficial linkages to the public right of way network. An updated Ecological Report has been provided to address the tree loss and any important habitat and species that maybe affected by the proposal. To accommodate the swale, there is tree loss to the south western corner of the site but this is designed to maximise its biodiversity value. The applicant has provided updated tree and ecology reports with mitigation put forward to protect species and habitats and these details are required to discharge of planning conditions secured at the outline stage. It is noted the amended Landscape Plan removes the formal play area from the south woodland strip to provide for an area of more informal play which has greater compatibility with the woodland area.

- 11.37 The fundamental and central arboricultural impact is the direct requirement for tree removal as a result of swale construction. There is an additional loss of a strip of trees from the western edge of G3 by approximately 10m. There is also the additional loss of all trees in G4 that are currently located between G3 and the existing electrical distribution infrastructure running through the centre of G4. In addition to the direct impact of the swale requiring tree removal there is also the potential for subsequent tree failure from the groups 3 and 4 due to altered exposure.
- 11.38 The trees growing within the groups affected have been planted at similar times and are growing as continuous groups and therefore exposure of a new edge can lead to subsequent tree failure. However, the tree species are mainly broadleaf and not coniferous species that are generally considered to fail following altered exposure; the tree age is young and the growth patterns have time to adapt to the newly formed edge; the woodland structure is varied and high canopy (Oak and Ash) and intermediate (mountain ash) and lower canopies all contain tree species that form structure and reduce direct wind loading on the tree group.
- 11.39 Measures to maintain acceptable health and safety of retained trees during construction and post development can be secured through the discharge of planning condition 16 as part of the construction management plan.

Landscaping – Public Open Space

- 11.40 Formal Public Open Space (POS) has been added throughout the development and, where space permits, playgrounds have been provided Areas include:
- a) POS A the retained woodland to the north of the site (3,812 m²);
 - b) POS B (2,054m²) comprising a play area which is bound by pedestrian footways and is overlooked by dwellings to the south and west;
 - c) POS C a further area of linear woodland adjacent to Ashfield Road South (1,431m²);
 - d) POS D a pocket green space of (210m²) to soften the south east boundary between phase 2 and Potters Meadow;

- e) POS E a small corner landscaped area within the centre of the housing estate (75m²);
- f) POS F a further play area which is overlooked by dwellings on all sides and comprises (1,119m²); and
- g) POS G which is retained woodland adjacent to Ellerbeck to the south of the site and will provide a woodland trail. The POS and retained woodland provides positive landscaping features throughout the development.

Landscaping – Ecology

- 11.41 The landscaping scheme has had to address matters raised in the submitted ecology reports relating to bats, birds and tree loss. Policy S35 sets out conditions for biodiversity will be maintained and improved and important geodiversity assets will be protected. A high priority is also given to the protection of locally identified biodiversity or ecologically valuable assets. Approximately 6 ha of species poor semi improved rough grassland will be removed to accommodate the majority of the 220 units and associated parking. Approximately 0.7 ha of semi natural mixed woodland at the south west corner of the site will be removed to accommodate the swale. The site was approved as a housing site in 2014 and the loss of some of these features was expected to accommodate a total of up to 290 homes. The protection of important species and habitats including Ellerbeck during construction will be addressed in the Construction Management Plan (also informed by the mitigation measures addressed in the Ecology reports) that are assessed under the discharge of planning conditions associated with the outline approval in 2014.
- 11.42 Policies S2, S35 and S36 seeks to promote sustainable development whilst protecting and enhancing biodiversity assets and water quality within the Plan area. To address protected species and habitats additional tree and ecology report were undertaken. Additional bat roost assessments have been received in addition to the ecology reports provided at the outline stage. The purpose of this report was to establish the potential of the trees to offer shelter and / or roost facilities to protected species. The report assessed a range of factors including absence/presence of protected species, species affected, population numbers, potential access points, types of roost and their seasonality of use in buildings and trees affected by development. No field signs (animals, droppings, feeding remains, urine or fur staining, audible squeaking) were found to be present and no habitat was found that is considered to be suitable for bat roosting or shelter. A 2019 bat roost assessment of trees within the site concluded that 'No low, moderate or high potential bat roost features were found'.
- 11.43 To evaluate and update the 2019 survey report all trees of a suitable age to contain potential roost features were re assessed during a ground level roost assessment. The preliminary roost assessment survey agrees with the 2019 bat survey report. The potential of trees on the site had not improved since the 2019 report. Trees 1 and 2 (see Bat Roost Assessment - Preliminary Roost Feature (PRF) Inspections in Trees – 30/09/2019) did have potential roost features although it was found that on close inspection these potential

roosting sites were negligible. This appeared correct when assessing the features from the ground. No buildings were present on site.

- 11.44 The phase 1 survey was extended to include a walk over of woodland habitat for red squirrels (*Sciurus vulgaris*). Red squirrels are known in the general area although previous red squirrel targeted surveying in 2014 documented likely absence of squirrels (and dreys) at the site. Two red squirrels were observed at the east boundary plantation woodland and at a crossing point at Eller Beck. A probable squirrel drey was present in a scots pine within the plantation broadleaved woodland next to Eller Beck. Time was spent observing if squirrel activity was occurring at this drey. No squirrels were observed at or near to this drey. Further surveying is required to assess current use. There is a requirement for tree loss to the south western quadrant of the site to accommodate the swale, however before trees are removed there will be careful inspection of trees to ensure that wildlife is protected and resited if required. This is secured by the outline planning permission condition relating to ecology mitigation.
- 11.45 There was no evidence of badger setts documented within the site. No mammal tracks were documented. Although no nesting birds (or abandoned nests) were found a precautionary breeding bird survey would be required in the active breeding bird season (March to October) to check for breeding birds prior to commencement. Mitigation with regard to protected species is again secured in the outline scheme 2/2014/0857 that is secured by planning condition.

Neighbour Consultation responses

- 11.46 Matters of access, ecology and drainage are already covered in this report. The location of the construction and delivery compound is not part of this reserved matters application but shall be assessed in the discharge of planning condition 17 of 2/2014/0857 and neighbour concerns regarding nuisance will be addressed with the developer.

12.0 Balance and Conclusions

- 12.1 The scheme has satisfactorily addressed matters relating to the reserved matters of layout, landscaping, appearance and scale. There are constraints within this phase 2 including physical features such as the mine shafts as well as policy/ outline permission requirements to provide play areas, address areas of flood risk and the need to retain boundary buffer trees for matters of ecology and landscaping. That said, a significant amount of central tree plantation will be removed, but this is necessary to provide the number of dwellings to deem the development viable and ensure an appropriate, policy compliant mix. Furthermore, the indicative proposals at the outline stage assumed this loss and a satisfactory, compensatory tree replanting landscaping scheme is proposed.

12.2 Overall, notwithstanding the tree loss and the discordance with policy in relation to M4(3) accessibility and the lack of compliance with national space standards (not a development plan policy), there is considerable merit in the proposal and policy compliance and this weighs heavily in favour of the proposal.

RECOMMENDATION

Approval of reserved matters subject to conditions

Annex 1

CONDITIONS

In accordance

1. The development hereby permitted shall be carried out solely in accordance with the following plans:
 - o 1755 - PL 100 Location Plan
 - o 1755 - Design and Access Statement Jan 2021
 - o 1755 - PL 214 (C) Site layout plan as proposed
 - o Landscape Plan Rev B 1.02.21
 - o 1755 - PL 214 (B) Build Route
 - o 1755 – PL215 (A) Boundaries and enclosures
 - o 1755 – PL 216 (B) Affordable housing plan and proposed 19.2.21
 - o 1755 - PL 217 (A) Public open space (Except POS G play area)
 - o 1755 – PL 218 (A) Parking and layout as proposed
 - o 1755-PL510 A Street Elevations as proposed 19.2.21
 - o 1755 – PL 219 (A) Service plan as proposed
 - o 20104 – D001 Overall engineering layout Rev 2
 - o 20104 – D002 Engineering layout Rev 2
 - o 20104 – D003 Engineering layout Rev 2
 - o 20104 – D004 Engineering layout Rev 2
 - o 20104 – Direct Cut and Fill D600 Rev 1 Manhole schedules Rev 2
 - o 20104 – D201 Typical SUDs details Rev 1
 - o 20104 – D202 – Flood routing plan
 - o 20104 – D300 Road long sections Rev 2
 - o 20104 – D301 Road long sections Rev 1
 - o 20104 – D302 Road long sections Rev 1
 - o 20104 – Direct cut and fill D600 Rev 1
 - o 20104 – Direct cut and fill D600 Rev 2
 - o 20104 – D700 Road construction Rev 1
 - o 20104 – D701 Drainage detail Rev 1
 - o SHE – 0338 -7220-1500-7220 Hydrobreak
 - o SHE – 0338-7220-1500-7220 Hydraulic characteristics
 - o Brick Swatches number

House Types

- o 201 – rural elevation plan 13/201 –B Rev A
- o 201 Floor plans
- o 254 01 Planning layout - 2 bedroom bungalow
- o 301 Floor plans -301 G – 3 bedroom dwelling
- o 301 (AG) – 8 Rural 13 Elevations 13/301 – 8 Rev E Type 301
- o 302 (AB) – 9 Rural 13 Elevations 13/302 – 9 Rev E Type 302
- o 3022 s(G) planning – floor plans 302/ 1G (3 bedroom dwelling)
- o 303 floor plans 303 dwelling type 303 1/E
- o 303 (AE) 9 Rural 13 elevations 13/303 -9 Rev F
- o 314 Rural dwg 443/220

- o 337 floor plans
- o 337 (A) 10 Rural 13 Elevations 13/337 – 10 Rev A
- o 340 Floor plans 340/1 dwelling type 340 dwelling type
- o 340 -341 (A) – 10 Rural 13 Elevations 13/340 -10 Rev
- o 350 – Elevations (Rural) 13/350 - 8 Rev B
- o 350 Floor plans 350 dwelling type 350/1 A
- o House type 353 Elevations Rural 13/353 09 Rev A
- o House type 353 Floor plans 353/1A
- o 360 Elevations (Rural) type 360 Elevations (Rural)13 13/360 – 9 Rev A
- o 360 Floor Plans 360/1B
- o 401 Floor Plans - 401 dwelling type 401/1G
- o 401 (T) 9 Rural 13 Elevations 13/401 -9 Rev C
- o 403 Rural ElevationsType 403 Rural Elevations (Rural)13 13/403 – 9 Rev C
- o 403 Floor plans 403 dwelling type 403/1H
- o 435 Floor plans 435/1A
- o 435 Rural Elevations Type 435 13/435 -9 Rev A
- o 454 Planning drawing 454/1A

Reason: To ensure a satisfactory means of surface water drainage and minimise the risk of flooding from the development in comparison to an assessment of its existing undeveloped state, in compliance with the National Planning Policy Framework, Policies S29 and S2 of the Allerdale Local Plan (Part 1), Adopted July 2014.



