

DP2



Addendum to Supplementary Planning Document : Sustainability Appraisal

February 2013

The purpose of this statement is to demonstrate how the proposed development addresses and achieves sustainable development by assessing it against current national and local policy.

The National Planning Policy Framework (NPPF) advocates sustainable development as the purpose and driver of the planning system. It sets out three dimensions to sustainable development: economic, social and environmental.

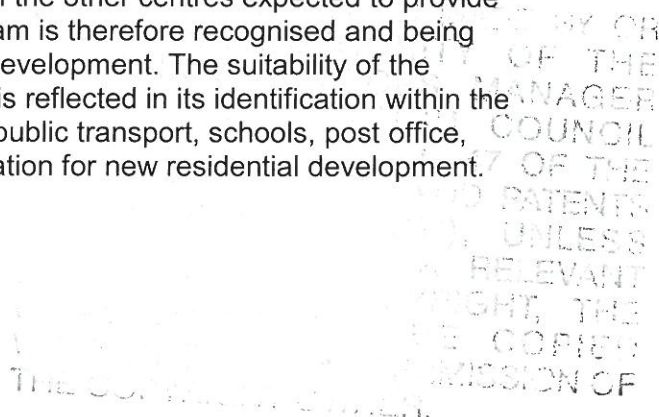
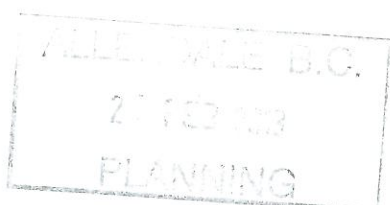
Reinforcing this is the governments Planning For Growth strategy, a material consideration for planning applications that sets out the plan for the sustainable growth for England and clearly sets out the requirement of presumption in favour of sustainable development and a default position of 'yes' to development. The subsequent three sections consider the application against the three sustainable development principles as set out in national policy.

Social

It is a widely accepted principle that creating a high quality and diverse housing stock, and addressing areas of housing market imbalance, are included amongst the factors and objectives which contribute to creating the conditions for sustainable growth. This scheme addresses the currently published Housing Strategies in their requirement for more good quality residential developments in sustainable locations throughout west Cumbria, and helps to address the current housing market imbalances throughout the region. In addition, the Local Investment Plan responds with subsequent aims, including: "Improving the balance and condition of the housing stock and improving choice; and, Identifying ways to make land available and viable for development and the delivery of good quality housing."

The Allerdale SMHA (2011) states that there is a lower than average owner-occupation and higher level of terraced properties in Maryport than the average of Allerdale, the County and nationally. Allerdale also has an ageing population caused partially from high levels of out migration of young working age population. The declining population has serious implications for the economic outputs and prosperity of Allerdale in the long term: without a reversal of this trend Allerdale will experience a shortage of workforce. Therefore this proposal for this range of open market housing will help to redress this. The range of houses proposed from 2-bed up to 4bed gives a range of options from the affordable to the aspirational that will help local people move on to the property market, retain those wanting to move up the property ladder and attract new households into the area.

In the forthcoming Local Plan (and adopted Development Plan policies), Dearham is recognised as a Local Service Centre, and along with the other centres expected to provide 20% of the housing requirement for Allerdale. Dearham is therefore recognised and being actively promoted as a sustainable location for new development. The suitability of the specific location of the site on the edge of Dearham, is reflected in its identification within the SHLAA and the established local facilities including: public transport, schools, post office, public houses, village hall provides a sustainable location for new residential development.



Economic

The expenditure of households is a crucial element of the economics of the local area. Increased population and their spending power is a key component that underpins the success of local businesses. Whilst this will be gradual, the overall development will contribute considerably to the economy of the local area.

Although the economic benefits of residential development have long been promoted by house builders, it has been emphasised and enshrined in national policy in the Government's new Housing Strategy, 'Laying the Foundations'. It notes that "housing is inextricably linked to the wider health of the economy, the financial markets and consumer confidence" and goes on to emphasise that "getting house building moving again is crucial for economic growth" with "every new home built providing up to two new jobs for a year."

This development will help to support the economic development of West Cumbria through the retention, and attraction of new economically active people, in addition to the jobs that it will provide directly through the construction. The new residents will use and spend money in the local facilities and children will use the local schools. The new homes provided will also contribute a significant sum to the Local Authority with respect to potential New Homes Bonus and additional Council Tax.

The development will also go a considerable way to supporting the local school, both through the input of new pupils and the contribution to primary education. The link between the site and the school will also be upgraded and where necessary a new footpath provided so that a safe route is available for those wanting to access the school (and other facilities within Dearham) by foot or bike.

Thus this development will support Cumbria's aims for economic growth, particularly in the West and attract new economically active residents to Dearham.

Environmental

The location of the site on the edge of the Dearham settlement provides excellent links to public transport and the local facilities within the settlement, thus providing opportunities for active and sustainable transport methods and reducing reliance on public transport. The addition of a new footpath to link to the existing paths to the North East of the site and the local facilities on Maryport Road will provide a safe and accessible route for those wishing to walk to the local facilities and public transport. The site is located less than 2 miles from Maryport, including the facilities, jobs and further transport hubs (e.g. Maryport Train Station) that it provides.

As well as physical improvements, set out in the respective Interim Residential Travel Plan Persimmon Homes are committed to the principles of sustainable development, and will seek to influence the travel choices of residents at the site with the implementation of a Travel Plan.

The site at present as agricultural land is ecologically unvaried and does not provide habitats for any protected species (see related Ecological Appraisal). Thus the development proposals provide an opportunity to enhance and improve local biodiversity through landscape planting and habitat creation.

Local Policy – Allerdale Local Plan

The following section assesses the proposed development against the key relevant saved Local Plan policies (as listed in the Secretary of States Direction, June 2009):

Policy HS4 does not permit new development outside the designated development limits unless it meets the criteria set out and (**HS7**) new development proposed within the limits should be subject to a sequential approach to the release of housing land. HS7 states “proposals for residential development on greenfield sites of such size, whether allocated or unallocated, will not be approved if there is an appropriate alternative brownfield site available for residential development”.

It is acknowledged that the application site is not within the adopted Development Limit of Dearham. In relation to these policies this statement should be considered in line with the main planning statement – Supplementary Planning Document associated with this application as this considers the housing land supply in relation situation in Allerdale. Without an appropriate housing supply these policies cannot be considered up to date.

Policy HS8 sets down the criteria against which the design of new housing development will be assessed.

Persimmon Homes has designed all aspects of the application (layout, scale, massing, density etc.) in accordance with the local policies, and as is demonstrated in the Design and Access Statement has taken account of the situation and surroundings of the site to create a settlement extension that connects successfully to the existing.

Policy HS9 requires new housing to have appropriate connections to local service infrastructure, and access to an adopted highway. Appropriate provision has been made within the designs for the access and drainage. Vehicular access is proposed from The Went along with a new and improved pedestrian footpath of approximately 500m along this length to connect Maryport Road to Dearham Primary School.

The proposed surface water drainage design for the site is to consist of four separate outfalls into the watercourse which will incorporate upstream attenuation provided by oversized pipes. Two options are proposed in the flood risk assessment with regards to foul drainage as this is dependant on the proposed off site works by United Utilities being completed before the development occurs.

Policy HS14, although not saved it is felt pertinent to refer to its subject. It requires the inclusion of a quota of affordable housing for local need subject to there being evidence showing that need for affordable housing of the type and quantity suggested exists in the locality. Allerdale’s Housing Department have advised that there is no current requirement for affordable units in the locality of Dearham. The requirement as identified in the 2008 Housing Needs Survey for Dearham has already been fulfilled by the nearby Home Housing development and the recent application from Story Homes (Browside).

Policy EN13 requires a sequential approach concerning land at risk from flooding, in line with guidance in PPS25. This issue is covered by the submitted Flood Risk Assessment. The application site is located in Flood Risk Zone 1, and is not therefore at risk from fluvial flooding. Due to the size of the site a Flood Risk Assessment (FRA) has been submitted as part of the application which outlines how surface water and discharge levels are to be managed sustainably. For further details please refer to the submitted FRA.