

## **1. Introduction**

This application is seeking outline planning permission for the erection of a dwelling on land north of Honister Drive, Workington.

This Statement provides an assessment of the proposed development against the relevant adopted development plan policies and any other material considerations.

## **2. Site Description**

The application site is adjoined by residential development to the north and east (Frostoms Road, Millrigg Street and Infirmary Road) and along the southern side of Honister Drive. To the east there is Victoria Infant School.

The Environment Agency Flood Map shows the site to currently fall within Flood Zone 1 (low probability of flooding).

Apart from the Jane Pit Engine House at Moorbank Recreation Ground there are not known to be any heritage assets within the immediate vicinity.

## **3. Planning History**

The available records on the Council's web site indicate that the property has not previously been the subject of a planning application.

## **4. Proposal**

The application is seeking outline planning for the principle of erecting a single dwelling on the land with all subsequent matters reserved for subsequent approval with the exception of the proposed means of access.

## **5. Planning Policy**

Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that any application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

The Development Plan in this instance comprises the Allerdale Local Plan Part 1 (ALP 1) and the Allerdale Local Plan Part 2 (ALP 2).

The relevant policies of the ALP 1 comprise: Policy S1 (Presumption in Favour of Sustainable Development); Policy S2 (Sustainable Development Principles); Policy S3 (Spatial Strategy and Growth); Policy S4 (Design Principles); Policy S5 (Development Principles); Policy S7 (Mixed and Balanced Housing Market); Policy S30 (Reuse of Land); Policy S32 (Safeguarding Amenity); Policy S35 (Biodiversity and Geodiversity) and Policy DM14 (Standards of Good Design).

The relevant policy under the ALP 2 is SA2 (Settlement Boundaries).

At a local level there is also the Cumbria Development Design Guide (2017).

At a national level there is the National Planning Policy Framework (NPPF) and the Planning Practice Guidance.

Nesting birds are protected under the Wildlife & Countryside Act 1981.

Under the Levelling Up and Regeneration Act 2023, applications for small sites will be required to show a Biodiversity Net Gain of 10% from the 2<sup>nd</sup> of April 2024.

## **6. Assessment**

In the context of the foregoing, it is considered that the key issues for this application revolve around:

- the principle;
- highway safety;
- Biodiversity Net Gain; and
- other matters.

### *Principle*

Under the ALP 2, the site is within the settlement boundary of Workington and identified as undesignated “white land”. As “white land”, any future proposal needs to be judged based on the policies of the Development Plan.

Under Policy SA2 of the ALP 2, there is a presumption in favour of sustainable development within the boundaries of Workington. Development within the settlement’s boundaries will be supported where it is appropriate in scale, consistent with the settlement’s role and function within the hierarchy and complies with other relevant policies in the Local Plan.

Policy S3 (Spatial Strategy and Growth) identifies Workington as the “Principal Centre” where 35% of growth provision is to be located.

On this basis, the proposal is in a sustainable location that is spatially consistent both with Policy S3 of the ALP1 and Policy SA2 of the ALP2.

### *Highway Safety*

Paragraph 116 of the NPPF states that:

*“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*

The means of access is part of this application with the accompanying Site Plan As Proposed showing that the new access will achieve 60m visibility splays in each direction as well as satisfactory off-road parking and associated turning facilities so that vehicles can leave the site in a forward gear. This is in accordance with the provisions of the Cumbria Development Design Guide (2017).

### *Biodiversity Net Gain*

The application is accompanied by a completed BNG metric, baseline habitat map and a post development map. The proposal will lead to the loss of bramble scrub and modified grassland leading to a unit deficiency of 0.21. In order to mitigate and provide the required net gain in biodiversity, the applicant intends to purchase the required units from BNGx.

In effect, the proposal will lead to the required net gain in habitat.

### *Other Matters*

When considering living conditions, the key issues typically revolve around whether any element of the proposal could be considered to be oppressive; cause overshadowing/losses in light (daylight/visible sky and sunlight); be detrimental to the privacy of the occupiers of any neighbouring property; and/or cause noise and disturbance.

These are generally matters of detail subject of a Reserved Matters application.

Nevertheless, it is considered that the proposed residential use should not exacerbate matters sufficient to merit the refusal of permission with regard to the neighbouring properties.

## **7. Conclusion**

The NPPF highlights that the purpose of the planning system is to contribute to the achievement of sustainable development; and that achieving sustainable development means that the planning system has three overarching objectives (economic, social, and environmental), which are interdependent and need to be pursued in mutually supportive ways.

In its own modest way, the proposal is likely to make a positive contribution to the local economy.

In terms of the social benefits, the proposal will aid the provision of a housing mix that is in accord with the concept of creating a mixed and balanced community part of a sustainable settlement. The indicative layout shows that a single dwelling on the site can achieve a high standard of amenity for existing and future residents; and not materially impact upon highway safety.

Environmentally, the proposal replaces bramble scrub and modified grassland but this loss will be mitigated and bettered by the purchase of off-site credits. Furthermore, the proposal is in a sustainable location that is spatially consistent both with Policy S3 of the ALP1 and Policy SA2 of the ALP2.

In overall terms, the proposal represents sustainable development in accordance with the NPPF and the policies of the Allerdale Local Plan Part 1 (ALP 1) and the Allerdale Local Plan Part 2 (ALP 2).