

A 27-11-19 location updated
revision date notes



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client
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project
PROPOSED DEVELOPMENT
AT ALLITHWAITE
2NO. SEMI-DETACHED HOUSES
3NO. DETACHED HOUSES

title
INDICATIVE SITE LAYOUT
SHOWING ACCESS ON APPROVED
ROAD

date	11-19	scale	1:200 1:1250	drawn	GG
Job	ALW	drwg no.	01	rev.	A

PLANNING, DESIGN AND ACCESS STATEMENT FOR 5 DWELLING HOUSES AT JACK HILL ALLITHWAITE

1-1. The application is an outline application for 5 dwellings on land adjacent to Lyndene at Jack Hill Allithwaite. As can be seen from the extract from the submitted layout plan below for 5 dwellings (1 semi-detached pair, and 3 detached) the semi-detached pair are similar to a previously approved design in the centre of this site (Planning Application No. SL/2018/0852.) The remaining 3 can be detached versions of a similar scale and materials.

The bulk of this land is identified as part of a site suitable for residential purpose in the Councils Land Allocations Document which has been formally adopted by the Council. Land Allocation No LA1.3 includes land on both sides of Jack Hill which it was originally estimated could accommodate up to 28 dwellings. The larger area on the opposite side of the road has been approved and is being developed for 18 dwellings. With 9 in total on this side of the road would bring the Jack Hill allocation to 27, about the same as anticipated.

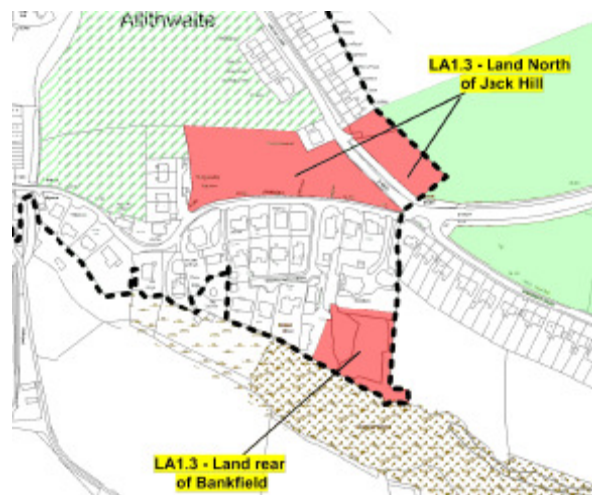


Proposed Layout Plan

1-2. It is intended that all the dwellings will be served by the new access from Holme Lane. The two dwellings edged proposed at the northern end of the site fall within the formal land allocation LA1.3. This site, upon completion of the approved development, will become a gap site within an otherwise continuous frontage. It is assumed, therefore, that the Council

support the principle of residential development, subject to conditions to control the details of any subsequent reserved matters application.

1-3. The proposed detached dwellings at the opposite end of the site, adjoining the access road raise different planning considerations. These along with the proposed access road, fall within an area identified as a “green gap” on the Land Allocation plans. The concept of green gaps was initially included in the Council Core Strategy document. The gaps are designed to prevent the coalescence, and ensure the individual character of settlements is recognised and preserved. The Land Allocations Plans identified where such green gaps were appropriate. The land immediately surrounding this section of the proposed residential area, which mainly comprises agricultural pasture land, was classified as a protected green gap to prevent the outer edge of Allithwaite spreading into Grange over Sands/Kents Bank.



Extract from the Allithwaite Land Allocations Plan showing Land Allocation and Green Gap

1-4. The consent for the original 4 dwellings was the subject of several applications with minor variations. The most recent approval included the revised access further to the south on Holme lane. It is understood the access was relocated at the request of the Parish Council and supported by the Highway Authority. The new access is located within the protected green area which has resulted in the isolation of a small area of land between the approved dwellings and the new road. It is this area for which outline permission is sought for further dwellings.

1-5. It is considered that the positioning of the new access road has, in practical terms, created a new hard boundary to the protected green gap and the removal of the proposed development site from it would not prejudice the essential aims of the policy. It is felt that continuing to protect this small area, essentially on the “wrong” side of the new access road, no longer has any merit in planning terms. Given the new circumstances the current proposal represents a rounding off of this small housing scheme and allowing this application would not establish any precedent for the remainder of the protected land. Furthermore, with no practical use in agricultural terms, and separated from the

surrounding fields this area of land has the potential to become a dumping ground and an eyesore over time.

The advantages of the scheme can be summarised as follows:-

- a) Rounding off of approved development
- b) Preventing development serves no practical planning purpose
- c) Will ensure the site does not become a nuisance or an eyesore
- d) Will assist in meeting Council's housing targets – original estimate was for 28 dwellings on either side of the road. – approval of these 5 would make a total of 27, much closer to the original estimate

1-6. It is noted that in respect of the earlier application which included the re-location of the access road the Committee report concludes that the access will not prejudice the purpose of the green gap. It is suggested that a similar conclusion can be reached in respect of the present proposal. The road itself being development in planning law terms.

1-7. This is an outline application with all matters reserved but it would be the applicants intention that the dwellings applied for would be similar in appearance, massing and materials to those already approved and secured by conditions and commencement. They would be two storey family homes in a modern style using local materials. They will have adequate parking and garden/amenity curtilage and have good access

Conclusion

1-8. It is considered that in planning terms there are significant advantages in granting planning permission for this proposed development with no negative impacts on Council policy or the community of Allithwaite. It is, therefore, hoped the Council can support the application. The semi-detached houses occupying an allocated site and the detached houses representing rounding off in land that does not prejudice the green gap.



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Developer Services & Metering**
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South Lakeland District Council
South Lakeland House, Lowther Street
Kendal
LA9 4DL

Your ref: SL/2019/0916
Our ref: DC/19/5027
Date: 27/11/2019

Dear Sir/Madam,

Location: 9 Blenkett View, Allithwaite, LA11 7RX

Proposal: Erection Of 4 Dwellings

With reference to the above planning application, United Utilities wishes to draw attention to the following as a means to facilitate sustainable development within the region.

Drainage

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

We recommend the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly

recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

Details of both our S106 sewer connections and S104 sewer adoptions processes (including application forms) can be found on our website <http://www.unitedutilities.com/builders-developers.aspx>

Please note we are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for you to discuss with the Lead Local Flood Authority and / or the Environment Agency if the watercourse is classified as main river.

Water supply

If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project which should be accounted for in the project timeline for design and construction.

To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at [REDACTED]

Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

United Utilities' property, assets and infrastructure

Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

For advice regarding protection of United Utilities' assets, the applicant should contact the teams as follows:

Water assets – [REDACTED]

Wastewater assets – [REDACTED]

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>. You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring [REDACTED] to book an appointment.

Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further.

For any further information regarding Developer Services and Planning, please visit our website at <http://www.unitedutilities.com/builders-developers.aspx>

Yours faithfully

Rebecca Pemberton
United Utilities
Developer Services and Planning