

## SCHEDULE A: Applications with Recommendation

19/0871

Item No: 05

Date of Committee: 11/06/2021

**Appn Ref No:**  
19/0871

**Applicant:**  
Magnus Homes Ltd

**Parish:**  
Wetheral

**Agent:**  
Hyde Harrington

**Ward:**  
Wetheral & Corby

**Location:** Land North of Holme Meadow, Cumwhinton, Carlisle, CA4 8DR

**Proposal:** Erection Of 5 No. Market Dwellings; Erection Of 9 No. Self/Custom Build Dwellings; Formation Of Vehicular Access And Road; Provision Of Structural Landscaping/Planting; Formation Of Amenity Area And Provision Of Associated Infrastructure And Services (Outline)

**Date of Receipt:**  
13/11/2019 16:00:52

**Statutory Expiry Date**  
12/02/2020 16:00:52

**26 Week Determination**

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### REPORT

**Case Officer:** Christopher Hardman

#### 1. Recommendation

- 1.1 It is recommended that authority to issue an approval be given to the Corporate Director of Economic Development subject the completion of an appropriate Section 106 Agreement regarding:
- limiting defined units to self-build and custom build dwellings;
  - drainage strategy; and
  - maintenance and management of on-site open space and reference to off-site contributions where necessary.

Should the S106 not be completed, authority to refuse the application be given to the Corporate Director of Economic Development.

#### 2. Main Issues

- 2.1 Whether the principle of the introduction of housing development is acceptable, taking into consideration the number of plots proposed, the identified split between market and self-build/custom-build housing, the arrangement of said housing within the site, the relationship of the site with

the existing village in terms of its scale, form and landscape effects, and the appropriateness of the structural landscaping proposed to create a new outer edge to this part of the village;

- 2.2 Impacts on residential amenity;
- 2.3 Whether the proposals are acceptable in terms of road/pedestrian safety impacts;
- 2.4 Whether the layout design is appropriate in terms of designing out opportunities for criminal activity;
- 2.5 Whether the proposals are acceptable in terms of flood risk impacts;
- 2.6 Whether an acceptable drainage strategy would be provided to manage surface and foul water;
- 2.7 Potential to unlock further development land behind the site;
- 2.8 Impacts on trees and hedgerows
- 2.9 Whether the proposals to provide a new amenity woodland, open space and subterranean attenuation apparatus are acceptable;
- 2.10 Impacts on biodiversity
- 2.11 Energy efficiency;
- 2.12 The significance of other issues raised in representations;
- 2.13 Requirement for Section 106 Legal Agreement;
- 2.14 Any other technical matters

### **3. Application Details**

#### **The Site:**

- 3.1 The site occupies the most part of field OS 8300, which is adjacent to Broomfallen Road at the western end of Cumwhinton village. Broomfallen Road abuts the site's entire western boundary, which consists of two long sections of hedgerow either side of a field gate access. The hedgerow is complete but is relatively insubstantial and has been replanted at some point. It does not contain any individual trees. The section north of the existing field access is more substantial than the section to the south of the access.
- 3.2 The overall site area is 2.25 hectares.
- 3.3 The entire site is presently a grassed field used for agriculture. It is situated within the 'Low Farmland' landscape character type as described within the

Cumbria Landscape Character Guidance and Toolkit document from 2011. It 'crests' near the centre, falling gently to the south and north and a little steeper in the north-east corner, where it slopes downhill in a north-easterly direction.

- 3.4 The northern boundary connects to the western boundary by the road and is formed by a field hedge containing a number of mature trees, several of which are in the central section of the hedge and 2-3 clumped in each corner. This hedge is likely to be older than the road frontage hedge and is less likely to have been recently replanted. Several of the trees within it are mature, individual, deciduous specimens.
- 3.5 The southern boundary is relatively recent and is demarcated by vegetation and fences installed to separate the Holme Meadow development from the remainder of the field. This boundary treatment is a result of landscaping provided in response to conditions of planning permissions for the Holme Meadow estate (00/1006, 99/0864 and 98/0440), although it is likely to have been augmented by householder planting. To the south of this boundary are the rear garden areas to 1, 2, 3, 4 and 5 Holme Meadow. Trees planted as part of the landscaping are beginning to mature and, alongside other vegetative and hard landscaping installations, provide a fairly deep separation between the site and Holme Meadow dwellings
- 3.6 The eastern boundary is more complex, and has changed in the current proposal amended in November 2020. The northernmost section connects to the north-east end of the hedge forming the northern site boundary, and then runs south-east but steps around a small square section of field before making a junction with the hedgerow that then returns first south-west, and then south-east for approximately 150m until it meets the curtilage boundary of 6 Holme Meadow.
- 3.7 It then runs around the extended garden area serving 6 Holme Meadow, before meeting up with the southern site boundary between the site and 1-5 Holme Meadow. The extended garden area boundary to 6 Holme Meadow consists of a close-boarded timber fence (approximately 1.8m height) supplemented by trees and shrubs behind (on the garden side).
- 3.8 The eastern boundary includes more mature hedgerow trees in corners and along the straight stretches.
- 3.9 At the southern corner a small strip of land is included within the site which would facilitate installation of a connecting footpath/pavement, meeting with the path that then goes into Holme Meadow (ultimately leading into the village core).
- 3.10 Beyond the site to the east and north are more agricultural fields, presently pasture. Beyond the fields further to the east and south is the village core.
- 3.11 On the opposite side of Broomfallen Road in relation to the northernmost part of the site is open farmland (currently arable) for a length of around 150m; south of that is an area of mature woodland fronting the road for a length of

around 145m now covered by a Tree Preservation Order.

- 3.12 The area proposed for the main site access is opposite the point where the northern corner of the curtilage to a detached dwelling called The Brambles meets the mature woodland mentioned in the previous paragraph.
- 3.13 The small strip intended for the connecting path is opposite Laburnum Cottage, and Rose Cottage a little further to the south.
- 3.14 It may be noted that the site area has been increased in the November 2020 amendment, and that more ground has been included in the vicinity of the northern/north-east corner. It is not clear why the site has been enlarged in this area because no development is proposed there, but it is acceptable under current governmental guidance to allow an increase in site area during the consideration period for an application of this nature, as long as it does not change the principles under consideration or influence the recommendation.

**Site Constraints:**

- 3.15 A gas pipeline is situated in the verge alongside the road, along the entire western boundary of the site. This has been referred to in the consultation reply of Northern Gas Networks.
- 3.16 There is a surface water sewer passing through the eastern area of the site which has been indicated as being within an easement strip affecting several potential house plots. This comes into the site from the extended rear garden to No. 6 Holme Meadow, runs north-west for approximately 80m and turns north-east, where it is shown to run for approximately 100m before it meets an outlet point in a neighbouring field. Just before it reaches this outlet point, the surface water sewer is shown to cross the path of an existing foul sewer, part of which is just within the application site in its north-east corner.

**The Proposal:**

- 3.17 The proposed development is applied for in outline. It is 'Major Development' because the site area exceeds 0.5 hectares. The submissions indicate a potential layout including locations for 14 plots, an access road, woodland areas, attenuation area, structural landscaping (tree planting) and open spaces.
- 3.18 The potential plot layout has been developed to respond to the site's topography, taking into consideration the rise and fall of land and the crest towards the centre, which peaks between the centre and Broomfallen Road.
- 3.19 The layout would include a single service road which enters the site close to where a current field gate is situated, the road running first east then north to work with the contours of the land i.e. road position set to avoid highest area and to loosely follow a lower contour.
- 3.20 In the southern section of the site and infilling an area between the extended rear garden to 6 Holme Meadow and the public road opposite The Brambles and Laburnum Cottage, a series of 6 plots has been proposed. The first 5 of

these (Plots 1-5) are intended to provide self/custom-build plots whereas the 6<sup>th</sup> (Plot 6) is proposed as a plot for market housing.

- 3.21 In the eastern area of the site intended for housing plots, 4 further market housing plots (Plots 7, 8, 9 and 10) are proposed.
- 3.22 Plots 1-10 inclusive would be on the right hand side of the service road when driving into the site from Broomfallen Road.
- 3.23 A further four plots (Plots 11-14 inclusive) are proposed to the west of the service road; these are proposed as self/custom-build plots.
- 3.24 A substantial tract of land forming the northern area of the overall site (a long rectangle), plus a significant area of land between plots 11-14 and Broomfallen Road (a smaller rectangle with an additional 'tail' on its south-eastern corner) are identified as amenity space including woodland areas and pathways.
- 3.25 The amenity/woodland areas would occupy around half of the overall site, and would therefore be in the region of 1.2 hectares in area.
- 3.26 The northern amenity area is intended to include an underground attenuation tank to form part of the surface water drainage for the site. It would be grassed over so that the surface can be utilised as part of the amenity area.
- 3.27 In March 2020, when the scheme was previously under scrutiny, all matters (i.e. scale, appearance, layout) apart from the access road and structural landscaping were reserved for future consideration, according to all submitted documentation. However, it was evident that there was the potential for the illustrative layout to become adopted as a sort of 'plot map' if this particular application achieves a planning permission.
- 3.28 The proposal now under consideration, as submitted in November 2020, has notably changed in terms of its intention to deliver more infrastructure, and the only matter now reserved for future consideration is 'appearance'. Layout, scale, landscaping and access are all now to be considered at this outline stage.
- 3.29 If planning permission is granted, this will still set out a plot map likely to be adopted because the layout is now required to be considered.
- 3.30 It is intended to develop around half the overall site with houses, the remainder either becoming amenity/woodland space, access road or simply to remain as open field.
- 3.31 Each plot as depicted would have an area of around 0.05-0.07 hectares; plots 7, 8, 9 and 10 include a 10m easement strip for surface water sewer.
- 3.32 Two new sections of hedge separating the northern edge of the housing area from the woodland, and a new section in between plots 11-14 and the adjacent amenity area/woodland are also depicted in the indicative drawings.

Because landscaping has not been reserved for future consideration, it would be anticipated that this would be provided as part of the serviced layout.

**Applicant's Supporting Information:**

*Relating to November 2020 Revised Proposal*

3.33 A supporting letter submitted by the stated agent gives coverage to the following matters:

1. Amended scheme responds to concerns raised following advertisement of the previous proposals, and has resulted from extensive discussions;
2. The nature of the amended scheme and the intended provision of both market and self/custom-build plots;
3. The developer's intentions in terms of providing serviced plots and infrastructure;
4. Reasoning and developer objectives relating to the current layout including structural landscaping;
5. National and local planning policy context, including indication that there is no policy within the current Carlisle District Local Plan ensuring the delivery of self-build plots nor any land allocated for development that accords with the statutory definition
6. Why the principle is considered to be acceptable in terms of Local Plan policy;
7. The duty of local authorities through national housing policy to providing self and custom building homes within their districts and the local context, with 25 applicants being on the current register;
8. How the scheme responds to potential visual amenity and landscape impacts via the introduction of new structural woodland planting;
9. Why the scale of development is considered to be appropriate and proportionate to the existing settlement of Cumwhinton;
10. How the development would relate to existing development in terms of impacts on others' private amenity;
11. Highway safety, biodiversity and drainage matters are briefly mentioned.

3.34 The summary to this supporting letter reads as follows:

"The proposal, for which there is a recognised need for self/custom build dwellings in the District, is acceptable in principle with any impact on the character of the area mitigated by the layout, design, and proposed landscaping. The proposed landscaping also providing a definite limit on development. The proposal is acceptable scale; will deliver traffic calming measures at the approach to the village from Broomfallen Road; and not lead to flood risk. In addition, the proposal will enhance biodiversity.

In overall terms, any harm associated with the proposal is outweighed by the benefits when assessed against the policies of the Framework when taken as a whole. On this basis, and irrespective of any issues arising concerning the absence of a policy ensuring the delivery of self-build plots, the proposal represents sustainable development in accordance with the Framework."

- 3.35 Drawing ref. 19-C-15617/03 Rev D is a 'proposed layout' drawing showing technical information. Specifically within this drawing there are notes relating to the provision of the new section of roadside pavement connecting the site with Holme Meadow and the village. It identifies where manholes and sewers are present as existing; existing and proposed landscaping including hedgerows and trees is shown; intentions for planting to relate to habitat creation/biodiversity; and dual purpose intentions for the attenuation/amenity space area within the proposed woodland.
- 3.36 Within the drawing, existing and proposed 30mph speed limit sign positions are identified.
- 3.37 The drawing is annotated clearly to identify that 5 of the housing plots would be limited to single storey dwellings - no. 10 (market housing plot) and nos. 11-14 inclusive (self/custom-build plots).
- 3.38 Drawing ref. 19-C-15617/04 Rev D is a technical drawing identifying potential visibility for the main service road access for a distance of 60m either side of the centre of the access road. Revision D is stated in the drawing, identifying that the location of the proposed access has changed in this iteration.
- 3.39 Drawing ref. 19-C-15617/05 Rev D is an updated Planting Specification (as opposed to a drawing) relating to all new planting in the context of the revised scheme. It provides information relating to proposed species and specification including maintenance for the new woodland, new hedgerows and standard individual trees. A note on the drawing identifies removal of a section of hedgerow on the roadside frontage.
- 3.40 Drawing ref. 2064-04 is a new drawing identifying the intended layout including landscaping. It should be read in conjunction with 19-C-15617/03 Rev D mentioned earlier.
- 3.41 Updated Drainage Strategy Statement dated November 2020 by A L Daines & Partners discussing both surface and foul water management.
- 3.42 Updated Flood Risk Assessment by A L Daines & Partners (November 2020) considering potential flood risks to the site, and surface water management implications associated with the development of the site. The report registers no matters which are overriding or serious in relation to flood risk.
- 3.43 The Planning (Including Design and Access) Statement by Hyde Harrington

dated November 2019 gives coverage to the following matters:

1. Definitions of self and custom build
2. Advantages of this development approach
3. Obligations of local authorities in relation to provision of self and custom build homes
4. Site description including information about Cumwhinton village
5. The nature of the proposal including new associated works
6. How the development might be delivered (e.g. by individual purchasers)
7. The potential role of a Management Company for future maintenance
8. What role the developer would play in terms of assisting delivery i.e. infrastructure
9. The relationship of the proposals with adopted planning policy at national and local levels including Supplementary Planning Documents and Planning Policy Guidance
10. Appeal decisions relating to similar applications
11. Likely material considerations in a planning context, from the applicants' perspective

3.44 The applicant has advised within the Design & Access Statement of a potential definition of self-build and custom build housing according to The Self-build and Custom Housing Act 2015 (as amended). The Act is said not to distinguish between self-build and custom house building and provides that both are where: "an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals".

3.45 Letter composed by Hyde Harrington dated 11.2.20 intended to respond to matters raised within the letter of objection submitted by Friends of the Lake District (Council for Protection of Rural England).

3.46 A copy of Draft Heads of Terms for a Section 106 Agreement, intended to provide coverage for:

1. On-site open space
2. Limitation of development to defined 'self-build' and 'custom-build' status
3. Drainage Strategy Statement

3.47 Letter dated 4.12.19 by A L Daines & Partners explaining current surface water dispersal and the relationship of the proposed attenuation with future surface water management.

3.48 Drawing ref. 19-C-15617/06 identifies 9 trial pit locations within the main site area where the housing is proposed. These are in a grid formation, more or less a square, and have been done to identify the nature of the soil strata



present at and close to the surface. The results claim that the amount of topsoil across the main field ranges in depth from 200mm in the north-west corner to 300 and 400mm across the remainder of the site. The four northernmost trial pits (TP1-4) indicate a layer of sandy soil underneath the topsoil with thicknesses ranging from 200mm to 1000mm. The southernmost pit (TP9) shows a layer of sandy soil beneath the topsoil with a thickness of 300-500mm. The remainder (T5-T8) central to the field indicate no layer of sandy soil with subsoil present directly beneath the topsoil. The drawing incidentally shows the location of an existing 225mm diameter surface water drain located on the far side of the field when viewed from Broomfallen Road, with a second leg returning north-eastwards where it connects to a minor watercourse ('issue').

- 3.49 Letter dated 6.11.19 by A L Daines & Partners accompanies Drawing 19-C-15617/06, confirming in writing the findings and conclusions of the Trial Pit investigations.

Relating only to previous scheme:

- 3.50 Superseded drawing ref. 19-C-15617/03 Rev C was a 'proposed layout' drawing showing technical information (see notes on Drawing 07/Rev B). Specifically within this drawing there are notes relating to the provision of the new section of roadside pavement connecting the site with Holme Meadow and the village. It identifies where manholes and sewers are present as existing; existing and proposed landscaping including hedgerows and trees is shown; intentions for planting to relate to habitat creation/biodiversity; and dual purpose intentions for the attenuation/amenity space area within the proposed woodland.
- 3.51 Superseded drawing ref. 19-C-15617/04 Rev C was a technical drawing identifying potential visibility for the main service road access for a distance of 60m either side of the centre of the access road.
- 3.52 Superseded drawing ref. 19-C-15617/07 Rev. B was a technical drawing identifying potential visibility along with 19-C-15617 Rev. C. It is intended to clarify how visibility is to be achieved for the individual plots as well as the main service road access. The drawing also contains information relating to:
1. Potential relocation of retained sections of roadside hedgerow further back into the site in relation to visibility
  2. Location of 30mph speed limit signs: as existing and as proposed
  3. Dual purpose intentions for the attenuation/amenity space area within the proposed woodland
- 3.53 Superseded drawing ref. 19-C-15617/05 Rev C was a Planting Specification (as opposed to a drawing) relating to all new planting. It provides information relating to proposed species and specification including maintenance for the

new woodland, new hedgerows and standard individual trees. A note on the drawing identifies removal of a section of hedgerow on the roadside frontage.

- 3.54 Superseded Flood Risk Assessment by A L Daines & Partners (January 2020) considering potential flood risks to the site, and surface water management implications associated with the development of the site. The report registers no matters which are overriding or serious in relation to flood risk.
- 3.55 Superseded Drainage Strategy Statement dated November 2019 by A L Daines & Partners discussing both surface and foul water management.
- 3.56 Letter of explanation dated 18.12.19 by Hyde Harrington giving commentary to the additional information: submitted to support the application and to augment the applicants' position in relation to the application.

#### **4. Summary of Representations**

- 4.1 The application was initially advertised by way of a site notice, press notice and neighbour letters sent to 26 addresses. 24 letters of representation were received during the original consultation process, which included new neighbour letters (twice) and two new site notices being posted further to receipt of additional information in December 2019 and January 2020. Of these, 23 were submitted in objection and 1 was submitted in support. The 23 letters of objection represent 14 households (7 households objected more than once).
- 4.2 Some of the responses were supplementary and were submitted in response to notification of the additional information.
- 4.3 A summary of the matters raised in objections in respect of the previous scheme under consideration at the beginning of 2020, that are relevant to the proposals is as follows:
  - (i) development breaks into open countryside, beyond edge of village identifiable by substantial landscape planting implemented on northern boundary to Holme Meadow (in context of conditions of planning permission for Holme Meadow); proposed woodland would not effectively screen development due to topography;
  - (ii) no buffer zones provided in relation to existing vegetation to support applicants' claim that retention of said items helps limit landscape impacts;
  - (iii) development not in keeping with village in terms of scale, form, function and character of existing village due to size and density of development; disproportionate addition to village (size);
  - (iv) too many houses being built in Cumwhinton village; village has already seen high level of new housing introduced; potential overdevelopment of village; village changing to suburb of Carlisle rather than rural village; allocated sites already being built out; St Cuthbert's Garden

- (v) Village intended to alleviate pressure for housing in rural villages; no overriding reasons to support self/custom build housing of this nature and in this location as an exception to normal housing policy;
- (vi) development likely to give rise to increase in flood risk (reduction in land available to absorb flood water); village already experiencing flood problems; site susceptible to waterlogging at present and thereby not suitable for development; site has drainage difficulties despite previous attempts by landowner to alleviate; flooding issues occurring elsewhere in village in relation to other developments; this development has potential to add to flood risk potential in village;
- (vii) no evidence to clarify whether existing surface water infrastructure could accommodate additional volume generated by development; should new system be provided?; uncertainty relating to operation and maintenance of drainage installations including attenuation proposals;
- (viii) additional traffic generated by development giving rise to increased road safety concerns due to increased local road usage; roads in locality already at maximum capacity;
- (ix) conflict between vehicles using Broomfallen Road (including those of existing residents) and development site (danger to road users);
- (x) uncertainty relating to phasing of development and potential impact on road safety during construction; requirement for construction traffic compound within site for duration of development;
- (xi) loss of/damage to verge where new footpath is proposed, including to roots of vegetation in separate ownership to site;
- (xii) potential adverse impact on protected species (barn owls); absence of impact assessment in relation to protected species;
- (xiii) adverse visual impacts arising from additional infrastructure;
- (xiv) no capacity at local school for additional students and no potential for extension;
- (xv) local services inadequate to serve additional development e.g. school, dentist, doctor, shop; additional pressure on oversubscribed school;

4.4 A summary of the matters raised in support in respect of the previous scheme under consideration at the beginning of 2020, that are relevant to the proposals is as follows:

- (i) proposed development more in keeping with village than alternative very large dwellings;
- (ii) more local students for school would in long term reduce number of students travelling in from outside village;
- (iii) space within development promotes less on-street parking;
- (iv) development provides adequate opportunities for attenuation of surface water;
- (v) development well away from area of village which floods (near village hall);
- (vi) development would help sustain local services/businesses e.g. pub, shop.

4.5 In response to new neighbour letters and a site notice being sent/displayed in November 2020, letters of objection from two households were received. The households were previous objectors to the scheme under consideration at the

beginning of 2020. No further letters of support have been received in response to the November 2020 advertisement/notifications.

4.6 The following new issues were raised in the two letters of objection received in relation to the current scheme:

- (i) existing landscape edge provided when Holme Meadow was built is supposed to define the edge of the village in this locale;
- (ii) amended application includes market dwellings which erodes any argument for exception as self-build;
- (iii) allowing village edge to be relocated and recreated with new woodland could be deployed elsewhere in village - potential precedent set;
- (iv) development more appropriate to St Cuthbert's Garden Village, which in part is intended to alleviate pressure for additional development in villages.

## 5. Summary of Consultation Responses

### **Cumbria County Council - (Highways & Lead Local Flood Authority): -**

#### Previous advice at the beginning of 2020:

No objection but offers extensive advice relating to highway safety, drainage and contributions required (Section 106). Conditions recommended in relation to:

- detailed design of road layout including drainage and lighting
- provision of ramps at junctions;
- provision and maintenance of visibility splays;
- surfacing of access drive;
- limitation of fences in relation to highway visibility;
- provision and lighting of footways;
- provision of area of parking and turning for visiting vehicles;
- submission/approval of a construction phase plan.

#### Current advice (Nov/Dec 2020):

No objection - advice is essentially the same in terms of most of the conditions recommended, but has proposed two further conditions relating to surface water management; and has significantly changed in terms of contributions required. This now relates only to the following:

- Provision of a £5500 contribution to enable relocation of the 30mph speed limit signs

Previous requirements listed in relation to the provision of financial contributions towards education provision and transportation of children to and from school have been omitted in the light of the revisions.

**United Utilities:-** No formal responses received to date. Case Officer (UU) has contacted planning service to advise that a response will be submitted as

soon as possible.

**Northern Gas Networks:** - No objection; advice offered (no change in November/December 2020).

**Wetheral Parish Council:** - Objects on the grounds of (i) overdevelopment, especially in light of planned Garden Village; (ii) intrusion into open countryside; (iii) uncertainty in relation to drainage and flooding in the village; site and surrounding land waterlogged and unsuitable for building (no change in November/December 2020).

**Local Environment, Waste Services:** - No objections subject to layout at reserved matters stage (previous response early in 2020). In updated response (November 2020) advises no objection provided turning head remains at proposed current length.

**Local Environment - Environmental Protection:** - No objection; provides advice relating to noise, vibration, dust, ground contamination, air quality/emissions (transport context) which would promote related conditions/advisory notes if planning permission is granted (no change in November/December 2020).

**Cumbria County Council - (Archaeological Services):** - No comments (No change in December 2020).

**Cumbria Constabulary - North Area Community Safety Unit:** - No objection; advice offered in relation to potential reduction of crime through design (position maintained in December 2020).

**Planning - Access Officer:** - No objections (No change in November 2020).

**Health & Wellbeing (Green Spaces):** -

*Previous advice at the beginning of 2020:*

No objection; provides advice relating to open space provision, accessibility and financial contributions required in relation to off-site play and sports pitch provision.

*Current advice (Nov/Dec 2020):*

No further consultation response received.

**Friends of the Lake District:** - Objects on the grounds of landscape and settlement character and overdevelopment (original scheme). No further response in relation to amended scheme.

## **6. Officer's Report**

**Assessment:**

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/Section 36 of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the development plan, unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the NPPF, specifically Paragraphs 11, 61, 64, 68, 78, and Policies SP1, SP2, SP6, SP8, SP9, HO2, IP2, IP3, IP4, IP5, IP6, IP8, CC3, CC4, CC5, CM4, CM5, GI1, GI4, GI6 of the Carlisle District Local Plan 2015-2030.
- 6.3 National Planning Policy Guidance (PPG) is also of relevance, specifically:
- Self-build and custom housebuilding (2017)
  - Rural housing (2016)
  - Water supply, wastewater and water quality (2019)
  - Planning obligations (2019)
- 6.4 Carlisle City Council Supplementary Planning Guidance is also of relevance, specifically:
- Achieving Well-Designed Housing
  - Affordable and Specialist Housing
  - Energy Efficiency
  - Trees and Development
  - Designing Out Crime

**Whether the principle of the introduction of housing development is acceptable, taking into consideration the relationship of the site with the existing village in terms of its location, scale, form and landscape effects, the number of plots proposed, the identified split between market and self-build/custom-build housing, the arrangement of said housing within the site, and the appropriateness of the structural landscaping proposed to create a new outer edge to this part of the village.**

- 6.5 In terms of the principle of the use of the site for housing development, notwithstanding its specific context as a part open market, and part self/custom-build site, the local plan policy of greatest relevance is HO2 'Windfall Housing Development'. This policy is linked to Paragraph 68 of the NPPF, which requires local authorities to support the development of windfall sites through their decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes. It is also linked to Paragraph 78 of the NPPF, which requires that housing should be located where it will enhance or maintain the vitality of rural communities, and that opportunities for villages to grow and thrive should be identified through planning policies.

This development would meet the objectives of Policy HO2 if:

1. The scale and design of the proposed development is appropriate to

- the scale, form, function and character of the existing settlement;
2. The scale and nature of the development will enhance or maintain the vitality of the rural community within the settlement;
3. The site is well contained within existing landscape features, is physically connected, and integrates with the settlement, and does not lead to an unacceptable intrusion into open countryside;
4. There are either services in the village or in nearby villages; and
5. The proposal is compatible with adjacent land users

6.6 Criteria 7 of Policy SP2 'Strategic Growth and Distribution' is also of relevance; it states:

"Within the District's rural settlements, development opportunities of an appropriate scale and nature, which are commensurate with their setting, will be harnessed to positively contribute to increasing the prosperity of the rural economy and to enable rural communities to thrive."

6.7 Policy SP6 'Securing Good Design' is also of some significance; it states:

"Development proposals will be assessed against the following design principles. Proposals should:

1. respond to the local context and the form of surrounding buildings in relation to density, height, scale, massing and established street patterns and by making use of appropriate materials and detailing;
2. take into consideration any important landscape or topographical features and respect local landscape character;
3. reinforce local architectural features to promote and respect local character and distinctiveness;
4. take into consideration the historic environment including both designated and undesignated heritage assets and their settings;
5. ensure all components of the proposal, such as buildings, car parking, and new connections, open space and landscaping are accessible and inclusive to everyone, safe and well related to one another to ensure a scheme which is attractive and well integrated with its surroundings;
6. seek to ensure that streets are designed, where appropriate, to encourage low vehicle speeds which allow streets to function as social spaces;
7. ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable conditions for future users and occupiers of the development;
8. aim to ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats through avoidance, including alternative design. If the loss of environmental features cannot be avoided, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
9. include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;
10. ensure that the necessary services and infrastructure can be

- incorporated without causing unacceptable harm to retained features, or cause visual cluttering;
- 11. ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection; and
- 12. when agreed by the Highway Authority, the reinstatement of existing traditional materials will also be sought, following repairs to roads, pavements, kerbs and underground services.

All proposals should be designed to maximise opportunities to employ sustainable design and construction techniques."

- 6.8 Paragraph 61 of the NPPF requires planning policies to take into account the requirement for self and custom build sites. It requires local authorities to give enough suitable development opportunities to meet the demand identified in a relevant register of persons seeking to acquire plots for this purpose. Further guidance has been issued by the current Government in February 2021 update of Planning Practice Guidance, which states (Paragraph 025 Reference ID: 57-025-20210508):

*More widely, relevant authorities can play a key role in brokering and facilitating relationships to help bring suitable land forward. This can include:*

- *supporting Neighbourhood Planning groups where they choose to include self-build and custom build housing policies in their plans;*
- *effective joint working across service delivery areas and with local delivery partners including Housing Associations, Arms Length Management Organisations and housing developers;*
- *using their own land (if available and suitable) for self-build and custom housebuilding and marketing it to those on the register;*
- *working with Homes England to unlock land and sites in wider public ownership to deliver self-build and custom build housing;*
- *when engaging with developers and landowners who own sites that are suitable for housing, and encouraging them to consider self-build and custom housebuilding, and facilitating access to those on the register where the landowner is interested.*
- *working with local partners, such as Housing Associations and third sector groups, to custom build affordable housing for veterans and other groups in acute housing need.*

- 6.9 The development has the potential to comply with Policy HO2 and Policy SP2 (and thereby NPPF Paragraph 68) because of its siting in the context of the village which is recognised as a sustainable settlement and in relation to adjacent uses. However, there are a number of other considerations in relation to this policy, namely the containment of the site within existing landscape features as it occupies a prominent location containing a low crest central to the site and at its northern extent is adjacent to further open fields beyond the hedgerows and is visible on the approach from the north along Broomfallen Road.

- 6.10 The visibility of the site and its containment by hedgerows has been considered in the proposal which seek to strengthen the village edge using



woodland planting to complement the woodland opposite (recently the subject of a new Tree Preservation Order) and enhancing biodiversity. This would take many years to fully establish/provide a significant landscape feature and raises concerns on the establishment of village limits and whether this would create precedents elsewhere. Members may be aware that the Environment Bill is now continuing its progress through Parliament and whilst it has not yet been given Assent to become an Act there are indications that net gain for biodiversity and tree planting are considered to be positive elements to tackle climate change. Being able to provide structural landscaping to link to existing woodland areas can be a way of tackling these issues and also perform a dual role of setting a limit to village development.

- 6.11 In considering recent applications in Cumwhinton some members raised concerns about the scale of development which have also been echoed by the Parish Council in relation to this application. When this application was originally proposed, it sought permission for 24 units of housing however through negotiation this has been reduced to 14 units with enhanced landscaping to increase the benefits from the development and reduce the pressure increased housing brings. Give Cumwhinton's proximity to Carlisle there have been a number of developments, some brought forward through Local Plan allocations and others as a result of the windfall policies. The two Local Plan allocations (How Park and adj Beech Cottage) are currently being completed and there has been a gradual redevelopment at Thornedge in the centre of the village which recognise the demand for housing in this village. There is however no limit on the number or scale of windfall sites and each must be treated on its merits.
- 6.12 A further 5 dwelling units, being self and custom-build plots, will be delivered if the Section 106 Legal Agreement is concluded on land adjacent to St John's Hall (planning application ref. 19/0898).
- 6.13 The Local Plan strategy is directing development towards St Cuthbert's Garden Village and this work continues. In parallel, work will commence on a review of the Local Plan for the remainder of the district and how development will be directed to different areas however until such work progresses, the Local Plan remains the Development Plan for the area and proposals must be considered in accordance with those policies. This includes Policy HO2 and SP2 on the distribution of housing.
- 6.14 The development of Holme Meadow adjacent to this site defined a village edge at the time of development and this current proposal challenges that earlier definition of extending and redefining a boundary however it does so on the basis of providing a strong woodland edge linking to existing woodland which is a feature of the local setting.
- 6.15 Although it is not appropriate to impose any kind of informal moratorium on development within a specific settlement simply because it has been the subject of a high level of cumulative previous development, it is reasonable to question whether a settlement has, by virtue of its accommodation of previous development, reached saturation point or capacity in terms of how much future development can add to the vitality or sustainability of the settlement.

Shops will always benefit from additional customers and would welcome more trade by their commercial nature but its future depends on those running the business and often village shops find the pressure of competition from outside the area and changes to shopping habits limits the viability of small village shops. Other services may provide some indication. For example, the school is currently at capacity but recognition of this was taken into account when a neighbouring development set aside land to provide additional space and housing allocations have made financial contributions towards extending the school. Pupils at the school come to Cumwhinton (because it is known to be a very good school) from other villages and from the city of Carlisle and it will take time to turn this around and provide the priority for those in the parish.

*Evolution of the proposals:*

- 6.16 Since the previous scheme for 24 plots (100% self/custom-build) was under consideration at the beginning of 2020, much dialogue has taken place between the local planning authority and the developer. Negotiations have taken place in the light of concerns raised not only in representations made by all interested parties, including statutory consultees, but also by the planning service.
- 6.17 In working with the applicants (in a 'without prejudice' manner and as advocated by the NPPF and Local Plan Policy SP1) towards a scheme that might be able to fit better with Policy HO2, acknowledging the significance and importance of the requirement to support self and custom-build housing of an appropriate nature, the potential to seek an acceptable compromise was discussed on several occasions and considered to present a possible opportunity to enable the local planning authority to be more sympathetic to the development ambitions.
- 6.18 This discussion resulted in guidance by the local planning authority which would permit the developers, through sensitive and intelligent use of topography, and having regard to the presence of other residential development in the immediate locale, to bring forward a scheme which introduced a degree of open market housing adjacent to the rear boundaries of Holme Meadow that would in itself potentially be an appropriate windfall site under Policy HO2; and, on the back of that, and in recognition of the importance of taking an apparent opportunity to support a degree of self and custom-build housing, to bring forward a modest number of serviced self-build plots in the finger of land that stretches northwards behind (north of) 6 Holme Meadow. This would keep away from the highest ground towards the centre and west (roadside) 'crest' within the site; would present an opportunity to create an open, focal, amenity/landscape area west and north-west of the service road; would protect the integrity of the local landscape by keeping the crest area clear of buildings; and would promote a proportionate level of self and custom-build housing 'enabled' by the market housing in an appropriate location.
- 6.19 This approach was recommended during negotiations and when finalising the current proposals, it raised questions over the visibility of the site once the developer had increased the planting along the site frontage. The centre of

the site remained open and would lead to questions about future intentions which although not part of the planning application would suggest uncertainty. There also remained a consideration about the efficient use of land once the landscaping had developed and the topography indicates that although there is a slight crest, by lowering the height of the potential plots they would be seen in the context of other housing on the site. This would mitigate any landscape and visual impacts combined with the additional planting. Whilst it was the planning authorities intention that the market housing would be adjacent to Holme Meadow the ability to market the self-build plots and the need to provide serviced plots would be guaranteed by the market housing being provided within the site. The windfall policy does not distinguish between the different house types and whilst it could be argued that the market housing should link directly to the existing form of the village once the site is developed its natural form would not be distinguishable.

Potential mitigation:

- 6.20 In mitigation, and in the light of guidance from the local planning authority, the developer has stipulated that 5 of the 14 plots including the cluster of 4 plots closest to the crest would be limited to single storey dwellings. The intention of this would be to enable the overall development to work with the landscape rather than follow its contours with an array of similar height buildings. Arguably, if the application is approved in outline form and 'reserved matters' applications come forward in the future, dimensions and levels could be considered on a case by case basis. It is accepted that this self-imposed limitation to single storey could be advantageous in the event of development going ahead. Although on outline applications, layout plans are not normally approved documents, the need to set out the plots, landscaping and drainage location means that this would form an approved document including the reference to single storey units.
- 6.21 Further, and taking into consideration the potential long-term impacts of the new woodland planting on the village edge setting, this in itself would potentially be highly mitigative because the vegetation would inevitably be higher in the long-term than the heights of the nearby buildings, taking into consideration the nature of the planting proposed including large species of tree.
- 6.22 Looking more closely at the woodland aspect of the proposal, the developer is proposing to plant one substantial and one secondary area with new woodland to provide a new strong edge to the village beyond (to the north and west of) the site; the woodland areas are intended to provide recreational/open space for residents with a below ground attenuation facility within the northern section, but still with deep sections of woodland to separate it from farmland to the north. It is also intended that this would serve as a new positive landscape feature.
- 6.23 Notwithstanding the earlier points about the principle/precedent set by allowing a village edge to be recreated further out subsequent to the implementation of a strong village edge via the planning permission ref. 00/1006, it can be acknowledged that the new woodland would provide both a

backdrop (looking generally north) and a screen (looking generally south). With this in mind, even though the development, and especially the built elements of it, would start to push away from the village edge and natural containment provided by the current topographical situation, it would be difficult to argue that the overall development footprint would be unreasonable, disproportionate or even harmful to the village setting in the long term. For instance, it would be reasonable to assume that widespread support would be given for a pure scheme of planting in the field/site. Arguably, this could be an indicator that the development principle would potentially be acceptable in the light and context of the proposed mitigation, in these particular circumstances.

- 6.24 It is acknowledged that the revisions to the development from 24 to 14, the reduction in plot number and the increase of landscaping and amenity/woodland areas has potentially brought the scale and character of development (in terms of plot numbers and development 'spread') closer to an acceptable range.

Summary in relation to principle:

- 6.26 The principle of development of this site raises interesting issues when considering Policy HO2 and the balance of other policy issues to tackle environmental and climate change matters and provide self-build/custom-build housing. Some of these issues are still emerging in a planning context and it is a matter of balancing the arguments in relation to each proposal. The site itself extends the village into the open countryside beyond the existing housing at Holme Meadow and therefore sets a clear indication of its conflict with part of the Local Plan. In order to significantly mitigate that concern structural landscaping by way of a wooded area which has increased during negotiations seeks to create a new woodland edge to the village redefining the feeling of open countryside. A strong proposal of mitigation to the policy which is given greater weight when the site's environmental aspects are taken into account. The biodiversity enhancement of the site outweighs what you would usually expect from a development of this scale, and therefore seeks to meet greater environmental credentials, although at this stage there are no details on individual plot sustainability.
- 6.27 For Members, the latest consideration is also the issue of self-build/custom-build housing. This is not a new concept in housebuilding however the imposition on Council's to have self-build registers and ensure that they are providing sufficient housing to meet those on the register is. Many plots are given permission as windfall sites which can indicate that self-builders are able to access the market however recent planning appeals and the Governments's continuing emphasis on self build have increased the need to be able to evidence that serviced plots for self-build/custom-build are being provided. The developer sought to do this in one hit by providing 24 plots on on-site, whilst welcome to meet the target, it doesn't meet the need by providing them all in one village given another scheme is also being promoted so the reduction in numbers provides a more realistic measured approach to meeting demand. Work on the Council's provision has indicated that we will not be meeting demand unless additional plots are brought forward. This

scheme contributes a significant element to meeting demand from those on the register in advance of other schemes being prepared.

- 6.28 Through negotiations with the developer this proposal has reduced the number of self-build plots, provided a small amount of market housing to ensure that infrastructure to service those plots is provided, increased the amount of structural landscaping to strengthen the natural environment and reduced the height of some plots to mitigate the visual impact. In combination, these measures have sought to deal with a number of policy concerns and provide a comprehensive scheme which on balance will comply with the Council's Development Plan and emerging/current planning issues developing since the plan had been adopted.

**Impacts on residential amenity:**

- 6.29 The proposals would introduce development that interacts with existing dwellings on its southern boundary (6 dwellings on the north side of Holme Meadow) in terms of its proximity and the presence of buildings (and their curtilages/associated items). The proposals would also introduce new effects in relation to dwellings on the opposite side of Broomfallen Road (Laburnum Cottage and The Brambles), particularly in terms of the access proposals for the site.
- 6.30 The potential effects of the development on any nearby residents are likely to be tangible, but not of a level or nature that would give rise to a planning policy reason to oppose the application.
- 6.31 Highways impacts would be noticeable with the use of the road and nearby junctions by users of the development (and construction traffic at times), but the design of the development, including its access, is acceptable and is not considered to give rise to significant planning concerns relating to private amenity.

**Overlooking:**

- 6.32 The development is not considered to promote any significant concerns relating to overlooking from new dwellings into existing dwellings, because there is a substantial garden area between the nearest dwellings (i.e. Holme Meadow to the south) and the development site.
- 6.33 This application, although supported by theoretical layout information, is submitted in outline form and as such, the specific design of any new component of the overall site would be assessed in the future on its merits. Therefore, potential issues of overlooking from habitable rooms would be a consideration reserved for the relevant time in the future.

**Whether the proposals are acceptable in terms of road/pedestrian safety impacts:**

- 6.34 Consideration must be given to the impact of the main service road access, connecting vehicular traffic from Broomfallen Road to the site. Although it is

not a major connecting route, the affected/nearby section of Broomfallen Road does attract significant traffic and speeds can be fairly high as vehicles leave or approach the 30mph zone, signposts for which are located 40m north-west of where the northern corner of The Brambles' garden meets the corner of the existing woodland.

- 6.35 The route is utilised by traffic moving between the villages of Scotby and Cumwhinton, but is also one of the popular ways for traffic to get to and from Carlisle for Cumwhinton residents. It is likely also to provide a connecting route to/from Carlisle for residents in rural areas such as Cotehill and even Armathwaite.
- 6.36 The consultation response of the highway safety specialists in this case, Cumbria County Council, has indicated that the principles set out in the application are agreeable, although a range of conditions has been recommended (adoption of roads, construction details, visibility splays) . This advice has taken into consideration the potential for safe access into and from the main service road, on the basis that the frontage would be within an extended 30mph limit zone and that adequate visibility is available in each direction. Care would need to be taken to ensure that the area alongside the road would provide adequate visibility in perpetuity.

*Adequacy of parking:*

- 6.37 In respect of parking, each plot within the overall site would be at large enough to accommodate domestic vehicles. It is proposed only to establish the principle that each plot would provide parking for its dwelling - no communal car or service vehicle parking areas are shown at this stage.
- 6.38 However, it would be essential to ensure that the site can accommodate construction vehicles and any plant utilised during any plot development, to prevent vehicles parking on Broomfallen Road and thereby causing a hazard to road users. In the event of planning permission being granted, it would be reasonable and necessary to impose conditions requiring the developer to set out a proposal for the management of construction traffic.

*Pedestrian safety:*

- 6.39 The implementation of a development in this location would not prejudice general pedestrian safety within the village intrinsically, although it may be argued that introducing 14 new houses into the village, along with the related movements of vehicles, could have an incremental effect on the safety of pedestrians by relative number.
- 6.40 The layout is designed so that it would provide suitable pedestrian access via pavements or paths in relation to the overall site.
- 6.41 The intention is to set out a pedestrian pavement to connect in with the existing pavement which terminates adjacent to 1 Holme Meadow.
- 6.42 The overall impact on pedestrian safety is considered to be acceptable and

the development has been designed to make some logical provisions for those moving to, from and within the overall site on foot.

**Whether the layout design is appropriate in terms of designing out opportunities for criminal activity:**

- 6.43 The site has a relationship with the village, being adjacent to it and having a relational context with nearby dwellings, the local public house and a mature woodland on the opposite side of Broomfallen Road. Cumwhinton village is not exceptional in terms of its potential to attract criminal activity. The overall layout of the housing area is considered to be logical and not to incorporate any abnormal elements that would compound or invite criminal actions.
- 6.44 The Cumbria Constabulary, as consultee, has identified a number of issues in a crime prevention context that require to be considered in this context, some of a generic nature and some site specific. The site specific issue of most significance relate to the potential for the new woodland/amenity area. Provision of a 'clearing' within a woodland for use by residents as an amenity open space, alongside the provision of the woodland itself, could present opportunities for crime if not properly managed; but placing the amenity space within the woodland, as well as it adjoining one plot, an open field boundary and a road end provides opportunities for surveillance.
- 6.45 Encouragement should generally be given for the creation and use of woodlands for amenity as well as habitat. Crime considerations are relevant but not overriding in this case, in respect of which the location and design of the open space within the woodland area is logical, manageable and supportable.

**Whether the proposals are acceptable in terms of flood risk impacts:**

- 6.46 Although the site is situated within Flood Zone 1 and is therefore considered not to be at significant risk of flooding, Cumwhinton village has relatively recently been the subject of flooding. This occurred in the centre of the village close to the war memorial, flooding the main street and at least one property on the southern side of the street. This was understood to have been caused by heavy rainfall rather than river flooding, and has been documented photographically.
- 6.47 Wetheral Parish Council has identified potential exacerbation of the existing problem in its objection, suggesting that until this has been resolved, no further development should be permitted in the village.
- 6.48 The application site is located on higher ground that links into the area that floods through neighbouring fields. The Flood Risk Assessment concludes that the development would neither be at significant risk from flooding, nor would it give rise to flooding concerns elsewhere. The position is supported by the County Council as flood risk specialist. United Utilities do not contend with the conclusions of the Assessment.

**Attenuation:**

- 6.49 As part of the development, the developer proposes to provide on-site attenuation. The precise nature of the apparatus is not yet known, but its location would be beneath the area of public open space formed within the new woodland. This area of land would provide for both purposes.
- 6.50 It is considered that the principle of attenuation of this type is agreeable, presenting an opportunity to help slow down run-off rates and hold excess water during extreme weather. This would go some way towards ameliorating the current circumstances, insofar as it would provide an opportunity to manage and hold surface water; whereas, presently it is not properly controlled.

**Whether an acceptable drainage strategy would be provided to manage surface and foul water:**

- 6.51 Taking into consideration the local presence of both surface and foul water infrastructure, the tendency of water to flow towards a natural drainage point and the added attenuation, it is considered that the site could be adequately drained. This is reflected in the consultation response of Cumbria County Council and is anticipated to be broadly agreed with in the consultation response of United Utilities.
- 6.52 The development would present an opportunity to improve circumstances for existing residents within the village in a surface water context. Rear gardens in Holme Meadow tend to be wet although the houses have not flooded. The moisture in those gardens is likely to be in part run-off from the application site/field. Placement of the housing development and infrastructure would potentially reduce the amount of permeable surface available for natural drainage, but the ground is already known not to have great capacity to store water because of its geological make-up. This latter point is reflected in the objection submitted by the Wetheral Parish Council, within which it states that the proposed site and surrounding land are already waterlogged and unsuitable for building.
- 6.53 If planning permission is granted, it would be appropriate to impose conditions as discussed in the aforementioned Cumbria County Council and United Utilities responses, relating to site and/or plot specific drainage along with advisory notes, including during construction. Drainage as a planning matter is considered to be acceptable in principle in accordance with the proposals, not giving rise to significant or overriding planning concerns.

**Potential to unlock further development land behind the site:**

- 6.54 There would be some concerns that the delivery of the development would have the potential to enable vehicular access to further land to the east to be created. The development layout would not preclude this and cannot be avoided as access is required for all plots to the main access road. This is not however, a matter for consideration in this application and would not promote any reason to request, in a precautionary way, modifications of the layout. Any application for development on an adjacent site would be considered on



its own merits.

### **Impacts on trees and hedgerows:**

- 6.55 There is no direct threat to existing trees and hedgerows on the peripheries of the site. Indirectly, it is possible that inclusion of boundaries as part of housing plots could lead to pressure arising to trim or fell trees overhanging private gardens or encroaching towards dwellings. However, there are only 2-3 substantial boundary trees that would find themselves being on the rear boundaries of individual plots - around Plots 7 to 10 as indicated in the layout.
- 6.56 These plots are potentially long enough that the existing trees could be retained as end-of-garden features, but consideration of this matter could be delayed until reserved matters are pursued.
- 6.57 It may be noted that although some of the peripheral trees are of some significance in terms of their contextual contribution to the site setting, a Tree Preservation Order is unlikely to be required. The site is not substantially characterised by the trees on the boundaries, and the general condition of the trees is as expected in these circumstances. Whilst all show reasonable vigour, structurally there are likely to be issues with at least half of the mature specimens. It would be appropriate for a separate assessment to be carried out prior to concluding whether or not to afford formal protection to any of the trees on the site margins.
- 6.58 It is noted that there is an intention to provide a new native hedgerow along most of the southern boundary of the new woodland/amenity area if the development is implemented.

### **Whether the proposals to provide a new amenity woodland, open space and subterranean attenuation apparatus are acceptable:**

- 6.59 Introduction of the new woodland areas has several aims. The first is to provide a new endstop to the village, in recognition that the application site protrudes in a northerly direction away from the existing village edge, over a low crest and into what becomes open countryside. The second is to provide areas which serve as informal recreation space(s); the area would be handed over to a management committee of those occupying the new development. Within the northernmost area, a clearing with no trees planted upon it would be created over an underground attenuation facility, and while that open space would be more like an intended and useable space, there are no intentions at this stage to deliver any equipment - it would purely be open space, presumably grassed. Access is intended to be throughout the open and planted area(s).
- 6.60 The woodland area is also intended to create a new visual element of the locality - overall it would be planted with large species of trees with the potential to grow into a substantial feature akin to the area of woodland on the opposite side of Broomfallen Road. If successful, it would create the impression that the village approach would be 'wooded' generally, as the two areas would visually connect.

- 6.61 There is no doubt that the area set aside for woodland planting is a good size, and would have the potential to deliver a tangible and useable asset. It is unlikely that it would be regularly utilised by residents from all of the village, but as a feature to serve the development as proposed, it would be acceptable and adjacent, thereby potentially invoking positive usage.
- 6.62 The attenuation element of this part of the development is positive in principle, although little is known about the operational aspects of it. If planning permission is granted, it would be necessary to ensure that conditions are imposed which secure the details and delivery of the attenuation apparatus as infrastructure that would serve the development at the outset.

Open space provision:

- 6.63 Subsequent to the submission of the application and to discussion between the planning department and the applicants, designated areas of amenity space (for activities - not equipped) have been introduced within the woodland areas proposed in the northern and western regions of the site. The areas are intended for communal use but could also be accessed by residents from further afield.
- 6.64 The woodland/amenity area is considered to be a positive component of the scheme, complementary to the proposals for housing and planting, located logically away from the loop of the road.
- 6.65 It may be noted that the City Council's Greenspaces Team has identified a requirement to make a financial contribution towards off-site open space. This is contested by the applicants, who in basic terms advocate the on-site provision within the woodland as their adequate contribution.
- 6.66 The provision of a contribution towards off-site play areas is required in relation to this application (see later paragraphs relating to potential planning obligation/legal agreement).

**Impacts on biodiversity:**

- 6.67 The site is an open field in the main, with associated hedgerows that include a number of mature trees. The site is not exceptional in biodiversity terms and is not designated for any special ecological reason. It links to minor watercourses in the north-east fringes of the site.
- 6.68 The introduction of housing into agricultural land has the potential to increase its ecological potential, if new elements of development are set aside with the primary purpose of improvement. For example, household and structural planting could give rise to new hedgerows, trees, shrubs and other flora that promote habitat and encourage wildlife. Some of the potential ecological improvements in this case would be therefore incidental. However, clear benefits would arise from the newly planted woodland and hedgerow in the northern part of the site.

- 6.69 It has been queried whether an ecological impact assessment, which it may be noted is not required for the development proposal, may have provided evidence that the application would impact adversely on protected species (barn owls). Such an assessment was not requisite in respect of this application. However, it would be appropriate, if planning permission is granted, to remind the developer within any decision issued of the legal obligation to not harm species protected by law and/or their habitat.

**Energy efficiency:**

- 6.70 There is no firm indication that the development would have energy efficiency credentials. The nature of the application is such that new dwellings would be delivered in ones and twos, with the level of intention towards energy efficiency varying from build to build. The Building Regulations would provide for a level of certainty that the dwellings would each need to meet minimum standards of energy conservation. There is the intention that all plots will provide for electric vehicle charging although concerns have been raised about the strength of supply and demand and therefore options for a lower output are being considered to ensure all plots are capable of providing for future needs. These lower levels have been used by other planning authorities where there are concerns about future electricity supply demands.

**The significance of other issues raised in representations (Objection):**

*Role of St Cuthbert's Garden Village in relation to proposed housing planning applications in Cumwhinton:*

- 6.71 It is likely that development within the garden village project will see its implementation begin in 2022, thereby providing opportunities for a substantial amount and range of new housing to be built. The opportunities will include those for self-build projects and, inevitably, for a high level of other types of housing. Arguably, the garden village would provide a more logical platform off which to promote provision of specialist, or non-standard housing, because these could more readily be absorbed within a broader housing range.
- 6.72 That, in itself, would not preclude consideration of support for other appropriate windfall sites within other settlements; although it is intended to provide the greater part of all housing in the District in the coming years, as required by the current development plan. For these reasons, the likely arrival of the garden village would not promote reasons to resist appropriate forms of housing development within rural settlements.

*Adverse visual impacts arising from additional infrastructure:*

- 6.73 In this context, the potential visual impacts in relation to a development of this nature are likely to relate to installation of services and roads including pavements, lighting, street furniture. It is considered that, if planning permission is granted, the likely requirement to implement infrastructure would be commensurate with the nature and scale of the development, and

would not in itself promote a reason to resist the development.

*Loss of/damage to verge where new footpath is proposed:*

- 6.74 It is not the intention of the developer to cause damage to existing items including property of neighbouring residents. The proposals at this outline stage are not considered to give rise to any specific threat to others' property including vegetation cultivated on adjacent properties. If damage is caused accidentally or incidentally to development, it is a matter for owning parties to resolve outwith the planning remit.
- 6.75 The specific item mentioned in the relevant objection is the hedgerow near Broomfallen Road forming the edge boundary to 1 Holme Meadow. It is not the intention to harm this item.

**The significance of other issues raised in representations (Support):**

*Proposed development more in-keeping with village than alternative very large dwellings:*

- 6.76 It is accepted that, if planning permission is granted for the current proposed layout (although submitted in outline form), the plot size is agreeable and not excessive.

*More local students for school would in long term reduce number of students travelling in from outside village:*

- 6.77 Although there is no firm evidence to support this position, it is understood that students are given places within local schools in the village they live in as a priority over incoming students from other villages and towns. This means that children from the development would go to primary school within the village. This would have the potential to change the demographic in terms of the school population.

*Space within development promotes less on-street parking:*

- 6.78 It is considered that the layout of the site, which in theory would enable every plot to provide its own off-street parking, is appropriate and adequate. It would not prevent additional on-street parking, but the layout indicates that all plots would be able to accommodate at least two vehicles within them. Any additional requirements would be considered at reserved matters stage in relation to design and layout of each plot.

**Requirement for Section 106 Legal Agreement:**

*Delivery and Occupancy:*

- 6.79 If planning permission is (in part) granted for the site as a self and custom build development in line with the intended use, it would be essential to ensure only bona fide entrants are able to implement the individual plots. This would require limitation and potential exclusion of mainstream developers in

terms of involvement and delivery of services that could compromise the self and custom build principles that would be established by the permission. The developer has indicated that its intentions align with this approach and therefore it is expected that, providing any draft agreement is found to be agreeable, it should not present insurmountable challenges if the application is supported.

*Affordable housing:*

- 6.80 It is accepted that the development would not promote a requirement to provide affordable housing on the overall site. Further, it is accepted that it would not be a requirement to seek a commuted off-site financial contribution towards affordable housing. These assessments relate to advice within the NPPF, specifically within Paragraph 64 which clearly advises that even within major developments, if the development is proposed or intended to be developed by people who wish to build or commission their own homes, this will invoke an exemption to the need to provide or contribute towards affordable homes.

*Speed Limit Signage Relocation:*

- 6.81 Consultation responses of Cumbria County Council have identified a requirement for a sum of £5500 to be provided because if the site is implemented, it would be necessary to relocate/provide new signage identifying the increased length of road requiring a 30mph limitation. The applicants accept that this is an appropriate sum and are not challenging the requirement. They have however requested that as this relates to later development rather than the outline stage, this matter is deferred through panning condition to enable this application agreement to focus on the self-build requirements.

*Recreation/play area(s)/sports pitches:*

- 6.82 The City Council's Greenspaces Officer has advised that there would be a requirement to make financial contributions including £5481 towards off-site sports pitches and £34800 towards upgrading of the existing play area in Cumwhinton. The applicants are challenging this requirement, on the basis that there was no similar requirement in respect of the housing site 'Land Adjacent to How Croft' (planning permission ref. 18/1104). The challenge has to date been based on the provision of on-site open space and this being a non-standard/non-market development, therefore the circumstances would not permit or require this type of contribution.
- 6.83 Planning Practice Guidance stipulates that S106 Agreements are required for this type of development, in particular to ensure that self-build/custom-build are provided. Once it is included within the agreement, the applicant may (on provision of construction information relating to commencement and completion) then apply for exemption to any Community Infrastructure Levy (CIL) charge. Whilst Carlisle does not have a CIL in place, we use the S106 process to set out the required payments. Effectively this sets up an equivalent process for each self build property there would be an exemption

to pay contributions. This exemption would not apply if they failed to occupy the property for at least three years which is the minimum period within our standard agreement for self-build properties. This would be a matter for inclusion within any Section 106 Legal Agreement introduced.

- 6.84 The Greenspaces Officer has indicated verbally, further to being advised that the developers do not agree to the stated contribution requirements, that in the event of a counter-proposal being received, consideration would be given however if the market housing alone was providing the contribution this would be reduced to just 5 dwellings and a contribution of £14,385 with additional contributions from plots not fulfilling all self-build criteria. This is the subject of further discussion with the Green Spaces Team.

### **Conclusion:**

- 6.85 The principle of delivering a development of part open market, part self and custom-build homes within the village of Cumwhinton would be acceptable in overall planning policy terms, at national and local level. Its appropriateness, however, would depend on it being the right development in the right place and specifically on it being consistent with Local Plan Policies HO2 and SP2, plus Policies SP6 and GI1. Taking into account a number of this proposal it is considered that on balance, the proposal is acceptable.
- 6.86 As this is an outline application, it is envisaged that all matters of detail can be met by the imposition of appropriate planning conditions and will not prejudice those concerns being addressed at the detailed design stage.
- 6.87 The current development plan is up to date and relevant to this application, therefore its policies are of primacy alongside those within the National Planning Policy Framework and Planning Practice Guidance.
- 6.88 It is therefore recommended that authority to issue an approval be given to the Corporate Director of Economic Development subject the completion of an appropriate Section 106 Agreement regarding:
- limiting defined units to self-build and custom build dwellings;
  - drainage strategy; and
  - maintenance and management of on-site open space and reference to off-site contributions where necessary.

Should the S106 not be completed, authority to refuse the application be given to the Corporate Director of Economic Development.

## **7. Planning History**

- 7.1 There is no planning history related to this site.

## **8. Recommendation: Grant Subject to S106 Agreement**

1. Approval of the details of the layout of the development, the scale and appearance of the dwellings, the means of access and landscaping (hereinafter called "reserved matters") shall be obtained from the local planning authority in writing before the construction of the dwelling on that particular plot is commenced. The development of each plot shall be carried out as approved.

**Reason:** The application was submitted as an outline application in accordance with the provisions of Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority not later than 5 years from the date of this permission and the development of each individual plot hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved for that plot or 7 years from the date of this outline permission whichever is the longer.

**Reason:** In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended by The Planning and Compulsory Purchase Act 2004).

3. The development shall be undertaken in strict accordance with the approved documents for this Outline Planning Permission which comprise:

1. the submitted planning application form (as amended) received 9 November 2020;
2. the Location Plan - Dwg. No. 19-C-15617/01A;
3. the Block Plan (Dwg. No. 19-C-15617/02A) received 9 November 2020;
4. the Proposed Layout Plan (Dwg. No. 19-C-15617-03D) received 9 November 2020;
5. the Updated Layout Plan (Dwg. No. 2064-04) received 9 November 2020;
6. the Vertical Stopping Sight Distance and Visibility Splay (Dwg. No. 19-c-15617-04D) received 9 November 2020;
7. the Plant Specification for Woodland copse, boundaries and internal/site landscaping areas (Dwg. No. 15617/05D) received 9 November 2020;
8. the Drainage Strategy Statement by AL Daines and Partners received 9 November 2020;
9. the Flood Risk Assessment by AL Daines and Partners received 4 November 2020;
10. the Trial Hole Inspection by AL Daines and Partners (Dwg 19C1561706) received 13 Nov. 2019;
11. the Notice of Decision; and
12. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

4. The number of self-build/custom build dwellings subject of this application shall be not less than 9no. in total and those dwellings hereby permitted on plots 10 -14 (inclusive) shall comprise single storey units

**Reason:** For the avoidance of doubt in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

5. Development shall not commence until a Construction Phase Plan (CPP) has been submitted to and approved in writing by the Local Planning Authority. The CPP shall include details of:
- pre-construction road condition established by a detailed survey for accommodation works within the highway boundary conducted with a Highway Authority representative;
  - the mechanism ensuring that all necessary repairs to the highway as a result of construction activities are carried out in accordance with the relevant standards at the relevant parties expense;
  - details of proposed crossings of the highway verge;
  - the retained areas for vehicle parking, maneuvering, loading and unloading for their specific purpose during the development;
  - the cleaning of site entrances and the adjacent public highway;
  - details of proposed wheel washing facilities;
  - the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
  - construction vehicle routing;
  - the management of junctions to and crossings of the public highway and other public rights of way/footway;
  - details of any proposed temporary access points (vehicular / pedestrian); and
  - surface water management details during the construction of infrastructure phase.

**Reason:** To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety..

6. No development hereby approved by this permission shall commence until the developer has entered into and obtained a S106 Agreement to provide finance to fund the revision of the 30mph entry point along Broomfallen Road together with the formation of a gateway feature.

**Reason:** In the interests of highway and pedestrian safety, in accordance with Policies SP6, HO2 and IP8 of the Carlisle District Local Plan 2015-2030.

7. No work associated with the construction of the development hereby approved shall be carried out before 07.30 hours on weekdays and Saturdays nor after 1800 hours on weekdays and 1600 hours on Saturdays



(nor at any times on Sundays or statutory holidays).

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Site investigations should follow the guidance in BS10175.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

**Reason:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

9. The planting of the woodland copse, boundaries and internal/site landscaping areas along with the associated amenity space, path and means of enclosure shall be carried out in accordance with the approved details/plans not later than the first planting season following the construction to base course of the estate road and thereafter maintained. If at any time during the subsequent five years any tree or hedge forming part of the landscaping scheme shall for any reason die, be removed or be felled it shall be replaced with another tree or shrub of the same species and size during the next planting season unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that an acceptable structural landscaping scheme and associated amenity space is carried out in compliance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

10. The carriageway, footways and footpaths shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the local planning authority for approval before any work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is completed. In addition, the highway improvement works (revised 30mph zone and pavement) so approved shall be

constructed before the occupation of the first dwelling hereby permitted.

**Reason:** To ensure a minimum standard of construction in the interests of highway safety and that the matters specified are designed to the satisfaction of the Local Planning Authority and to support Local Transport Plan Policies S3, LD11 and LD7

11. Development on each of the plots hereby approved shall not commence until visibility splays providing clear visibility of 2.4 metres by 60 metres measured down the centre of the estate road and the nearside channel line of Broomfallen Road have been provided at the junction of the estate road with the county highway in accordance with the Proposed Layout Plan – Dwg. No. 19-C-15617-03D.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

**Reason:** In the interests of highway safety and to support Local Transport Plan Policies: LD7, LD8.

12. A 2.4 metre x 2.4 metre pedestrian visibility sight splay as measured from the highway boundary (or footpath boundary) shall be provided on both sides of the vehicular access.

**Reason:** To provide adequate inter-visibility between the pedestrians and users of the access and the existing public highway for the safety and convenience of users.

13. Ramps shall be provided on each side of every road junction to enable wheelchairs, prams and invalid carriages to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to the Local Planning Authority for approval before development commences. Any details so approved shall be constructed as part of the development.

**Reason:** To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety and to support Local Transport Plan Policies LD12 and LD7.

14. Footways shall be provided and lit that link continuously and conveniently to the nearest existing footway concurrently with the construction and occupation of the respective dwellings. The footways shall be lit such that the luminance levels do not exceed 600cd/m<sup>2</sup>.

**Reason:** In the interests of highway safety.

15. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2016) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development hereby permitted shall be completed, maintained and managed in accordance with the approved details concurrently with the construction, and prior to occupation, of any dwelling.

**Reason:** To ensure a satisfactory form of development and to reduce the risk of flooding in accordance with Policy CC5 of the Carlisle District Local Plan 2015-2030, the National Planning Policy Framework and Planning Practice Guidance.

16. Prior to the commencement of any development a scheme for the conveyance of foul drainage shall be submitted to and approved in writing by the Local Planning Authority. The foul drainage scheme shall be undertaken in strict accordance with the approved details prior to the commencement of any dwelling subject of this approval.

**Reason:** To prevent pollution of the water environment in accordance with Policy IP6 of the Carlisle District Local Plan 2015-2030.

17. As part of the development hereby approved, adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and television services to be connected to any property within the application site and shall be completed prior to the occupation of the dwellings. Thereafter, notwithstanding the provisions of the Parts 15 and 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), (or any Order revoking and re-enacting that Order) no distribution poles or overhead lines shall be erected to serve the development, other than with the express consent of the local planning authority.

**Reason:** To ensure adequate infrastructure provision and to maintain the visual character of the locality in accordance with Policies IP4 and SP7 of the Carlisle District Local Plan 2015-2030.

18. Prior to the commencement of development within each plot, details of the relative heights of the existing and proposed ground levels and the heights of the proposed finished floor levels, eaves and roof ridges of that dwelling and any associated outbuilding/garage (if proposed) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In order that the approved development is appropriate to the character and appearance of the area in accordance with Policies SP6 and HO2 of the Carlisle District Local Plan 2015-2030.

19.

Prior to the commencement of development within each plot, samples or full details of all materials to be used on the external surfaces of the respective dwelling shall be submitted to and approved in writing by the local planning authority. Thereafter, the development shall be carried out and completed in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** In the interests of visual amenity in accordance with Policies HO2 and CM5 of the Carlisle District Local Plan 2015-2030.

20.

Prior to the commencement of development within each plot, with the exception of any work in connection with the servicing of the plot(s), full landscaping details (which include the retention of the existing hedgerows within the application site) for the respective plot shall have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be undertaken within each of the individual plots not later than the first planting season following the plastering out of that dwelling within the plot and thereafter maintained. If at any time during the subsequent five years any tree, shrub or hedge forming part of the landscaping scheme shall for any reason die, be removed or felled it shall be replaced with another tree or shrub of the same species during the next planting season unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that an acceptable landscaping scheme is prepared and to ensure compliance with Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

21.

Prior to commencement of development within each plot, a construction surface water management plan for that plot shall be submitted to and approved in writing with the Local Planning Authority. Thereafter, the development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To safeguard against flooding to surrounding sites and to safeguards against pollution running through the site. To support Local Transport Plan Policies: LD7, LD8.

22. Prior to commencement of any development of each plot, details of the

vehicular access, parking and manoeuvring facilities serving that dwelling (including materials and drainage) shall be submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the vehicular access and turning requirements have been constructed in accordance with the approved details and has been brought into use. The vehicular access and turning provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior written approval of the Local Planning Authority.

**Reason:** To ensure a minimum standard of access provision when the development is brought into use. to support Local Transport Plan Policies: LD5, LD7, LD8.

23.

Prior to the formation of any boundary treatment within the individual plots, particulars of height and materials of all screen walls and boundary fences for that plot shall be submitted to and approved by the Local Planning Authority. Thereafter all works comprised in the approved details of means of enclosure and boundary treatment shall be carried out in accordance with the approved details prior to the occupation of that dwelling unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure that the work is undertaken in a co-ordinated manner that safeguards the appearance and security of the area in accordance with Policies HO2 and CM5 of the Carlisle District Local Plan 2015-2030.

24.

No dwelling hereby permitted shall be occupied until charging cabling to a dedicated socket fixed to the dwelling or an associated garage/outbuilding of sufficient capacity to enable a minimum Mode 3 at 3.7kW (16Amp) single phase electrical supply has been installed and thereafter shall be maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure the provision of electric vehicle charging points for each dwelling in accordance with Policy IP2 of the Carlisle District Local Plan 2015-2030.

25.

No dwelling hereby approved shall be occupied until the vehicular access and turning requirements serving that dwelling have been constructed in accordance with the approved plan and has been brought into use. The vehicular access and turning provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior consent of the local planning authority.

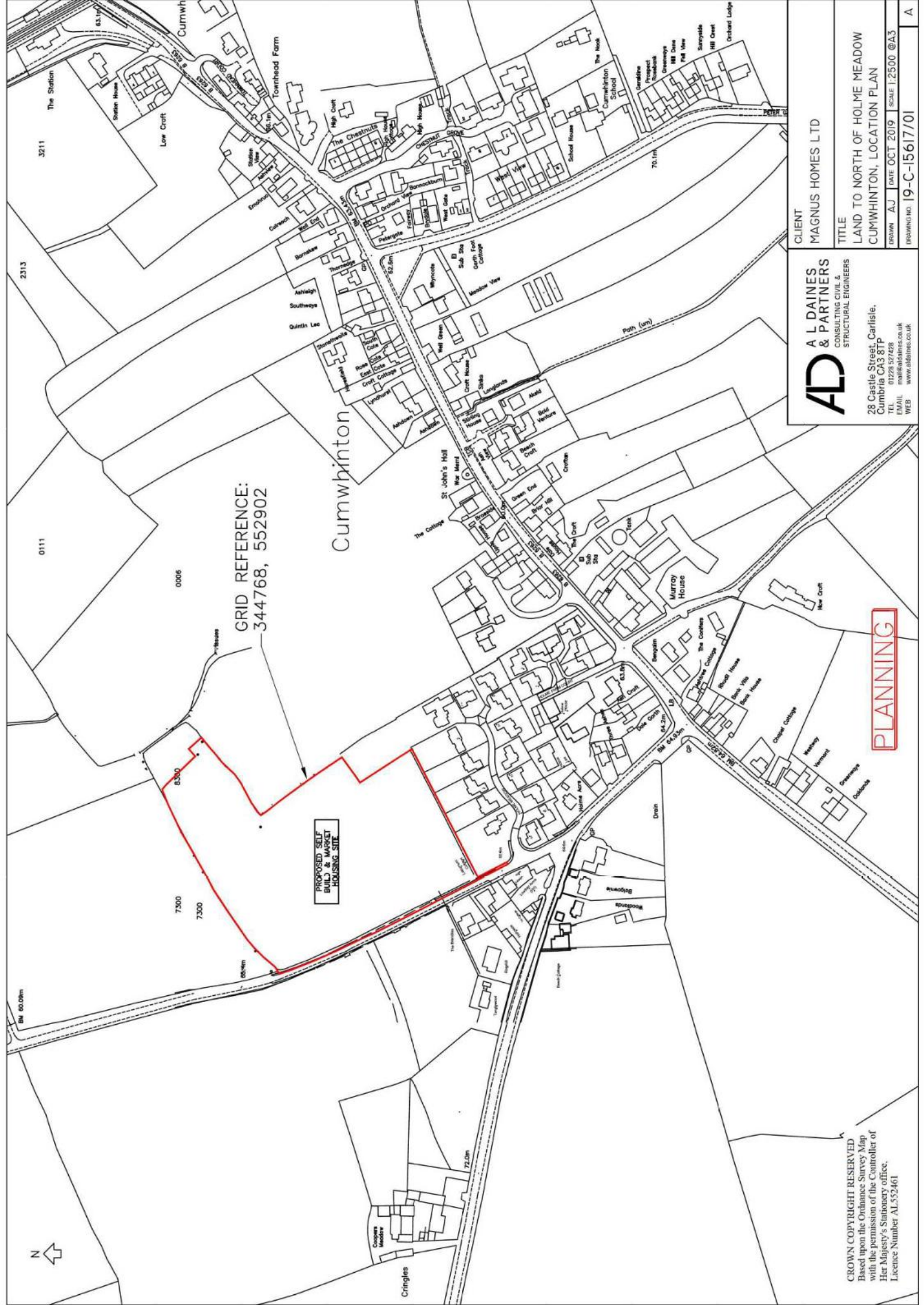
**Reason:** To ensure a minimum standard of access provision when the

development is brought into use. To support Local Transport Plan Policies: LD5, LD7, LD8.

26. No dwelling hereby permitted shall be occupied until it is connected to the approved surface water and foul drainage schemes.

**Reason:** To ensure a satisfactory form of development in accordance with Policies CC5 and IP6 of the Carlisle District Local Plan 2015-2030, the National Planning Policy Framework and Planning Practice Guidance..

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GRID REFERENCE:  
344768, 552902

PROPOSED SELF  
BUILD & MARKET  
HOUSING SITE

PLANNING

CLIENT  
MAGNUS HOMES LTD

TITLE  
LAND TO NORTH OF HOLME MEADOW  
CUMWHINTON, LOCATION PLAN

DRAWN AJ DATE OCT 2019 SCALE 1:2500 @A3  
DRAWING NO: 19-C-15617/01

**AD**  
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7300

7300

8300

65.4m

GRID REFERENCE:  
344768, 552902

PROPOSED SELF  
BUILD & MARKET  
HOUSING SITE

66.8m

The Brambles

Tanglewood

Rosehill

Hollyside

Ivy Cottage

Lowther Arms  
(PH)

Rose  
Cottage

Laburnum  
Cottage

HOLME MEADOW

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Beech Cottage

PLANNING

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CLIENT  
MAGNUS HOMES LTD

TITLE  
LAND TO NORTH OF HOLME MEADOW  
CUMWHINTON, BLOCK PLAN

DRAWN: AJ DATE: OCT 2019 SCALE: 1:500 ©AI  
DRAWING NO: 19-C-15617/02

A







Key to plots

- Self-build plots
- Market housing plots

Key to planting

- Existing hedgerows
- Existing trees
- Proposed hedgerow planting
- Proposed copse planting
- Proposed standard trees
- Type 1 - *Fagus sylvatica* (1no.)
- Type 2 - *Quercus petraea* (2no.)
- Type 3 - *Prunus avium* (9no.)

Development: Land Adjacent to Holme Meadow, Cumwhinton, Carlisle			
Drawing Title: Updated Layout for Discussion Purposes			
Drawing No:	2064 - 04	Date:	Nov 20
Scale:	1:1000 @ A3	Status:	Outline Planning Drawing