

RED RAVEN DESIGN LTD

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Design and Access Statement

Outline planning application for the erection of one detached dwelling, with all matters reserved except access

Item	Detail
Site	Land off Bowthorn Road, Parkside, Cleator Moor, Cumberland, CA25 5JE
Grid reference	E 301875, N 515973 (approx. centre of site)
Proposal	Outline planning permission for the erection of one detached dwelling (Use Class C3), with all matters reserved except access
Application type	Outline – access to be determined; appearance, landscaping, layout and scale reserved
Applicant	Mr Ivor Towers 1 Thistle Close The Highlands Whitehaven Cumbria CA28 6SP
Agent	Red Raven Design Ltd, Cocktons Yard, Cockermouth, Cumbria
Local planning authority	Cumberland Council (also Local Highway Authority)
Document reference	RRD/260703/DAS-01
Revision / date	Rev A – 24/07/26

1.0 Introduction

- 1.1** This Design and Access Statement has been prepared by Red Raven Design Ltd on behalf of Ivor Towers in support of an outline planning application for the erection of one detached dwelling on land off Bowthorn Road, Parkside, Cleator Moor.
- 1.2** The application is submitted in outline with all matters reserved except access. Access is therefore for determination as part of this application; appearance, landscaping, layout and scale are reserved for subsequent approval. Any site layout, scale parameters or elevational treatment referred to in this Statement or shown on the submitted drawings are indicative only and are provided to demonstrate that a dwelling of an appropriate form can be satisfactorily accommodated on the site.
- 1.3** A Design and Access Statement is not a statutory requirement for a proposal of this scale under Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the site being neither major development nor within a conservation area or the setting of a listed building. This Statement is submitted voluntarily in order to set out the design rationale, to demonstrate compliance with the development plan, and to assist the Council in the efficient determination of the application.
- 1.4** This Statement should be read alongside the accompanying Highway Statement (ref. RRD/260703/HS-01), which addresses access, visibility, trip generation and highway safety in detail.

Structure of this Statement

- Section 2 – the site and its surroundings;
- Section 3 – the proposal;
- Section 4 – planning policy context;
- Section 5 – assessment of the principle of development;
- Section 6 – design evaluation under the headings of use, amount, layout, scale, appearance and landscaping;
- Section 7 – access;
- Section 8 – environmental and technical matters;
- Section 9 – planning balance and conclusions.

2.0 The Site and its Surroundings

2.1 Location and description

- 2.1.1** The application site comprises an area of approximately 0.3 hectares of grazing land situated on the south side of Bowthorn Road at Parkside, on the western edge of the built-up area of Cleator Moor. The site is centred on approximate national grid reference E 301875, N 515973.
- 2.1.2** The land is currently in agricultural use as pasture and is grazed. The site is bounded by hedgerow / post-and-wire fencing. The land is broadly level / gently sloping to the east and lies at approximately 85m AOD.
- 2.1.3** Vehicular access is taken from an existing access onto Bowthorn Road (B5924). That access presently serves the grazing land together with agricultural sheds and machinery storage on the wider holding, and is used by agricultural vehicles including tractors, trailers and delivery vehicles.

2.1.4 The immediate context is one of agricultural development on the edge of residential development. The prevailing character of the adjoining built-up area is of two-store housing with slate or concrete tile roofs of contemporary vernacular design typical of mass housing.

2.2 Designations and constraints

2.2.1 The site is not subject to any statutory landscape, ecological or heritage designation. A constraints review has been undertaken and is summarised below. Matters marked for confirmation should be verified against the Council's constraints mapping and the relevant statutory registers prior to determination.

Constraint	Position
Settlement boundary	Within the defined settlement boundary shown on the Copeland Local Plan 2021–2039 Policies Map
Green Belt	None – no Green Belt is designated in the former Copeland area
Lake District National Park / World Heritage Site	Outside the National Park boundary and outside the inscribed World Heritage Site
Listed buildings / conservation area	The site is not within a conservation area and there are no listed buildings on or immediately adjoining the site
Scheduled monument / archaeology	No scheduled monument on site. The wider area has a documented iron-ore mining and industrial archaeology interest
Flood risk	Flood Zone 1 (low probability of fluvial and tidal flooding)
Surface water flooding	No mapped surface water flow path across the site
Agricultural land classification	Grade 3
Protected sites	No SSSI, SAC, SPA or Ramsar site within the site
Trees and hedgerows	No Tree Preservation Order affects the site. Boundary hedgerows are to be retained
Public rights of way	No recorded public right of way crosses the site

2.3 Relevant planning history

2.3.1 The relevant planning history for the site and the wider holding is set out below.

2.3.2 Notice of intention for machinery store (ref: 4/07/2013/0), outline application for the redevelopment of an existing industrial estate, a new industrial extension on land to the north, an additional extension (ref: 4/22/2308/001).

3.0 The Proposal

3.1 Outline planning permission is sought for the erection of one detached dwelling (Use Class C3), with all matters reserved except access.

3.2 The following matters are for determination as part of this application:

- the principle of residential development on the site;
- the means of vehicular and pedestrian access, being the retention and use of the existing access onto Bowthorn Road, together with the retention of the existing visibility splays.

3.3 The following matters are reserved for subsequent approval: appearance, landscaping, layout and scale. Indicative parameters are nevertheless set out at Section 6 so that the Council may be satisfied that a dwelling of an acceptable form, scale and relationship to neighbouring property can be delivered within the red-line boundary.

3.4 No change is proposed to the position, width or construction of the existing access. The existing visibility, measured at approximately 119 m to the west and 50 m to the east, is to be retained and kept clear of obstruction.

4.0 Planning Policy Context

4.1 The statutory development plan

4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 applies in equivalent terms.

4.1.2 For this site the development plan comprises:

- the Copeland Local Plan 2021–2039 (adopted November 2024); and
- the Cumbria Minerals and Waste Local Plan 2015–2030 (as amended), in respect of mineral safeguarding.

4.1.3 The Copeland Local Plan 2021–2039 supersedes the Copeland Local Plan 2013–2028 Core Strategy and Development Management Policies and the saved policies of the Copeland Local Plan 2001–2016. There is no made neighbourhood plan covering the site.

4.2 Development plan policies of principal relevance

Policy	Title	Relevance
SP DS1	Settlement Hierarchy	Directs development to settlements listed in the hierarchy at a scale proportionate to their role and function
SP DS2	Settlement Boundaries	Supports development in principle within defined settlement boundaries where it accords with the development plan
SP DS3	Planning Obligations	Infrastructure contributions where reasonable, necessary and directly related
DS4	Design and Development Standards	Design quality, local distinctiveness, materials, amenity, highway safety, solar orientation, lighting, land stability, water efficiency
DS5	Hard and Soft Landscaping	Retention and integration of existing landscape features; native planting; long-term maintenance
SP DS6 / DS7	Reducing Flood Risk / Sustainable Drainage	Sequential approach to flood risk; SuDS where appropriate

Policy	Title	Relevance
DS8	Soils, Contamination and Land Stability	Mining legacy, ground conditions and remediation
DS9	Protecting Air Quality	No air quality management area affects the site
SP H1 / H4	Improving the Housing Offer / Distribution of Housing	Strategic support for windfall and infill housing within the hierarchy
H6	New Housing Development	Development management criteria for new housing
H7	Housing Density and Mix	Effective use of land; mix responsive to identified local need
SP H8	Affordable Housing	Threshold policy – a single dwelling falls below the threshold for on-site or commuted provision
SP N1 / N3	Biodiversity and Geodiversity / Biodiversity Net Gain	Protection and enhancement of biodiversity; net gain
N14	Woodlands, Trees and Hedgerows	Retention of boundary hedgerows and trees
SP BE1 / BE3	Heritage Assets / Archaeology	Effect on heritage assets and buried archaeology
SP CO4 / CO5	Sustainable Travel / Transport Hierarchy	Accessibility by non-car modes; priority to pedestrian and cycle movement
CO7	Parking Standards	Off-street parking and electric vehicle provision

4.3 National policy

4.3.1 The National Planning Policy Framework (December 2024, as amended February 2025) is a material consideration of substantial weight. The paragraphs of principal relevance are:

- paragraphs 7–14, the presumption in favour of sustainable development;
- paragraphs 60–64, the objective of significantly boosting the supply of homes;
- paragraph 71, the contribution of small and medium sites, which the Framework recognises can be built out relatively quickly;
- paragraphs 79–85, rural housing, and the promotion of sustainable development in rural areas;
- paragraphs 114–117, sustainable transport, including at paragraph 116 the test that development should only be prevented or refused on highways grounds where there would be an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios;
- paragraphs 131–140, achieving well-designed and beautiful places;
- paragraphs 187–193, habitats and biodiversity.

4.3.2 A revised National Planning Policy Framework was published in draft for consultation on 16 December 2025, with the consultation closing on 10 March 2026. At the date of this Statement the December 2024 Framework, as amended, remains extant. The position should be reviewed if a revised Framework is published before the application is determined.

4.4 Other material considerations

- Planning Practice Guidance;
- National Design Guide (2021) and National Model Design Code;
- Manual for Streets (DfT, 2007) and Manual for Streets 2 (2010);
- Building Regulations Approved Documents, in particular Parts L, F, O and S;
- the Environment Act 2021 and the statutory biodiversity net gain regime;
- the Cumbria Landscape Character Assessment and the Copeland Settlement Landscape Character Assessment 2021.

5.0 The Principle of Development

- 5.1** The site lies within the defined settlement boundary shown on the Copeland Local Plan Policies Map. Strategic Policy DS2 is unambiguous on this point: development within the settlement boundaries will be supported in principle where it accords with the development plan, unless material considerations indicate otherwise. The proposal therefore engages the positive limb of Policy DS2 rather than the restrictive provisions that apply to open countryside locations, and no justification for a countryside location is required.
- 5.2** Strategic Policy DS1 establishes a five-tier settlement hierarchy. Cleator Moor is identified as a Key Service Centre. Policy DS1 anticipates that development in that tier will comprise town centre development, employment development and medium-scale housing extensions together with windfall and infill development. A single dwelling on a site within the settlement boundary is plainly proportionate in nature and scale to the role and function of the settlement, and falls squarely within the windfall and infill category the policy contemplates.
- 5.3** The supporting text to Policy DS2 explains that settlement boundaries were drawn following an assessment of the availability, suitability and achievability of land, and were extended where necessary to allow future windfall development to come forward on suitable sites without causing unacceptable harm or intrusion into the open countryside. The inclusion of the site within the boundary is therefore itself the product of a plan-led judgement that development here would not cause such harm.
- 5.4** The proposal also responds to the Local Plan's wider strategy. Copeland has an ageing and falling population, and the Plan identifies the reversal of that trend and the widening of housing choice as central objectives. Paragraph 71 of the Framework attaches weight to the contribution of small sites, which can be delivered quickly and by small builders. A single dwelling makes a modest but real contribution to housing supply.
- 5.5** The principle of residential development on the site is accordingly established by Policy DS2 and supported by Policies DS1, H1 and H4. The determinative questions are therefore matters of detail: whether an acceptable form of development can be delivered, and whether access can be provided safely. Both are addressed below.

6.0 Design Evaluation

- 6.1** Appearance, landscaping, layout and scale are reserved. The parameters set out in this section are indicative and are offered to demonstrate deliverability. They are not put forward for approval and should not be conditioned as such, although the applicant would not object to a condition limiting the number of dwellings to one.

6.2 Use

- 6.2.1** The proposed use is a single dwellinghouse falling within Use Class C3. This is a use for which the site is suitable by virtue of its location within the settlement boundary, its proximity to the services and facilities of Cleator Moor, and the absence of any conflict with a protected employment, open space or community use allocation.
- 6.2.2** The loss of a small area of grazing land is not a matter to which material weight attaches. The land is not best and most versatile agricultural land confirm, the area involved is very small, and the wider agricultural holding is unaffected in its continued operation. Policy DS8 and paragraph 187 of the Framework are directed at the significant loss of higher-grade land, which is not engaged here.

6.3 Amount

- 6.3.1** The application seeks one dwelling on a site of approximately 0.3 hectares, a gross density of approximately 3.5 dwellings per hectare. Policy H7 requires the effective use of land while maintaining high levels of amenity. The proposed density reflects the site's edge-of-settlement position and the prevailing plot sizes in the immediate vicinity, and provides for generous private amenity space, off-street parking, turning and soft landscaping without over-development.
- 6.3.2** Policy H7 also requires applicants to demonstrate how proposals meet local housing needs. The Copeland Housing Needs Study and Strategic Housing Market Assessment identify a need for smaller family housing across the Plan area. The reserved matters application will be brought forward for a three-bedroom dwelling, responding to that identified need.
- 6.3.3** A single dwelling falls below the threshold at which affordable housing contributions are sought under Strategic Policy H8, and below the ten-dwelling threshold in national policy. No affordable housing contribution arises.

6.4 Layout

- 6.4.1** Layout is reserved. The indicative arrangement is predicated on the following principles:
- the dwelling positioned set back from Bowthorn Road, maintaining the established open feel of the immediate area;
 - a set-back from the highway boundary sufficient to accommodate parking and turning entirely within the curtilage, so that no vehicle need reverse onto the highway;
 - private amenity space to the rear and sides, of a size and orientation appropriate to the site;
 - bin storage and collection points located within the curtilage and within a reasonable carry distance of the highway, with the access designed to allow safe collection without refuse vehicles entering the site;
 - retention of the existing boundary hedgerow other than at the point of the existing access, which is unaltered.
- 6.4.2** The layout responds to criteria (e), (f), (h) and (i) of Policy DS4 in providing safe and convenient pedestrian access, avoiding any severe impact on highway safety or capacity, allowing for safe refuse vehicle manoeuvring on the adopted highway, and achieving an appropriate density consistent with high levels of amenity.

6.5 Scale

- 6.5.1** Scale is reserved. The following maximum parameters are proposed as an indicative envelope:

Parameter	Indicative maximum
Number of dwellings	1
Storeys	2 (or 1.5 storeys with accommodation in the roof)
Ridge height above finished floor level	9.5m
Eaves height above finished floor level	5.2m
Footprint (gross)	120m ²

6.5.2 These parameters are consistent with the scale of the surrounding two-storey housing. A dwelling within this envelope would neither dominate its neighbours nor read as an incongruous addition when viewed from Bowthorn Road or from the wider landscape.

6.6 Appearance

6.6.1 Appearance is reserved. The design approach at reserved matters stage will be governed by criteria (b) and (c) of Policy DS4, which require development to create and enhance locally distinctive places sympathetic to their surrounding context and to use good-quality materials reflecting local character and vernacular, sourced locally where possible.

6.6.2 The local vernacular in this part of west Cumberland is characterised by simple rectilinear forms under pitched roofs of moderate pitch, with modest eaves overhangs, vertically proportioned openings, and a restricted palette. Anticipated materials are:

- walls – smooth or roughcast render in an off-white or pale grey tone / local, with stone or reconstituted stone detailing to heads and cills;
- roof – natural blue-grey slate or a slate-profile substitute, at a pitch of approximately 35 degrees;
- windows – vertically proportioned, in powder-coated aluminium / high-quality composite, set within a reveal rather than flush with the external face;
- rainwater goods – cast aluminium / galvanised steel;
- boundary treatment – native hedgerow to the road frontage, retained and reinforced.

6.6.3 The dwelling will be a contemporary interpretation of the local building tradition rather than a pastiche. Criterion (l) of Policy DS4 requires layouts that maximise solar gain to internal spaces; principal living accommodation and the main glazed elevation will therefore be orientated to the east and south so far as the plot geometry and the avoidance of overlooking permit.

6.7 Landscaping

6.7.1 Landscaping is reserved. Policy DS5 requires a management plan identifying existing trees, hedgerows, ponds and other wildlife features and demonstrating how they will be integrated, details of new planting, details of any features to be lost, details of hard landscaping, and details of future maintenance and replacement planting. A scheme meeting those requirements will be submitted at reserved matters stage.

6.7.2 The following principles will apply:

- the existing frontage hedgerow will be retained in its entirety, no length being removed to form the access, which already exists;
- the hedgerow will be managed at a height that maintains the required visibility splays in perpetuity – addressed further in the Highway Statement;

- new planting will be of native species of local provenance, appropriate to their position and to future growth rates, and will avoid conflict with the access, the visibility splays, the drainage strategy and neighbouring property;
- permeable surfacing will be used for the driveway and parking area, consistent with Policies DS5 and DS7;
- at least one new tree will be planted within the curtilage, consistent with the emphasis in Policy N14 and in national policy on increasing tree cover.

7.0 Access

7.1 Access is the sole matter for determination alongside the principle of development, and is addressed in full in the accompanying Highway Statement. The following summarises the position.

7.2 Vehicular access

- 7.2.1** The dwelling will be served by the existing access onto Bowthorn Road (B5924). That access is already in use, presently serving the grazing land, agricultural sheds and machinery storage. Its position, width and construction are unaltered by this proposal other than repositioning of the yard gate and improving surfaces.
- 7.2.2** Visibility from the access is approximately 119 m to the west and 50 m to the east, and is to be retained. Both figures exceed the stopping sight distance of 43 m given in Manual for Streets for a 30 mph environment.
- 7.2.3** A search of the available records identifies no reported personal injury collisions in the vicinity of the access in the preceding ten-year period.
- 7.2.4** The substitution of a single dwelling for, or alongside, the existing agricultural use will not materially increase the use of the access and will, if anything, reduce the proportion of slow-moving, wide and long agricultural vehicles using it. There is no unacceptable impact on highway safety and no severe residual cumulative impact on the road network. The tests in paragraph 116 of the Framework and in criterion (f) of Policy DS4 are comfortably met.

7.3 Pedestrian and inclusive access

- 7.3.1** Pedestrian access will be taken from Bowthorn Road. The approach from the highway boundary to the principal entrance will be level or gently graded, of a minimum clear width of 900 mm, and finished in a firm, even, slip-resistant material.
- 7.3.2** The dwelling will comply with the requirements of Part M of the Building Regulations. Approach gradients, threshold detailing, door widths, corridor widths and the provision of a WC at entrance level will be designed to Part M standards at reserved matters and Building Regulations stage, and the internal layout will be capable of adaptation to meet changing needs over the occupants' lifetime. This responds directly to criterion (g) of Policy DS4, which requires the needs of people with mental and physical disabilities to be taken into account.

7.4 Accessibility to services

- 7.4.1** The site is within the settlement boundary and is therefore within reasonable walking distance of the services and facilities of Cleator Moor, a Key Service Centre providing a range of convenience and comparison retail, primary and secondary education, healthcare and employment. Approximate walking distances are set out in the Highway Statement.

- 7.4.2** The location accordingly accords with Strategic Policy CO4 and with the Framework's objective of focusing significant development on locations that are or can be made sustainable, and of limiting the need to travel while offering a genuine choice of transport modes.

8.0 Environmental and Technical Matters

8.1 Biodiversity and net gain

- 8.1.1** The site comprises grazed grassland, most likely to be classified as modified grassland under the UK Habitat Classification. Boundary hedgerows are to be retained.
- 8.1.2** Statutory biodiversity net gain has applied to small sites since 2 April 2024. Defra has since confirmed a package of amendments, and the relevant regulations are due to take effect on 6 August 2026, introducing an area-based exemption for development where the red-line site area is 0.2 hectares or below, unless on-site priority habitat is negatively affected. If the red-line area of this application is 0.2 hectares or less and no priority habitat is present, the proposal is expected to fall within that exemption; if the red-line area exceeds 0.2 hectares, or if the application is determined under the transitional arrangements, a biodiversity gain plan and metric assessment will be required.
- 8.1.3** Irrespective of the statutory position, the applicant is willing to secure biodiversity enhancement in accordance with Strategic Policies N1 and N3 and paragraph 193 of the Framework. Measures capable of being secured by condition include hedgerow reinforcement with native species, integrated bird and bat boxes, hedgehog-permeable boundary treatments, and a native tree within the curtilage.
- 8.1.4** There is no indication of protected species interest on the site. Should the reserved matters submission involve the removal of any hedgerow or mature tree, a preliminary ecological appraisal will be provided. Vegetation clearance will in any event be undertaken outside the bird nesting season of March to August inclusive, or following a check by a suitably qualified ecologist.

8.2 Flood risk and drainage

- 8.2.1** The site lies in Flood Zone 1. The site area is below one hectare and a site-specific flood risk assessment is not required by national policy.
- 8.2.2** Foul drainage will be to a package treatment plant. Surface water will be managed in accordance with the drainage hierarchy, with infiltration investigated in the first instance by percolation testing, and discharge to a watercourse or the public surface water sewer only where infiltration is demonstrated to be unviable.
- 8.2.3** Sustainable drainage measures will be incorporated in accordance with Policy DS7, including permeable driveway surfacing, water butts and, where ground conditions permit, soakaways sized to current standards. A foul and surface water management strategy will be submitted with the reserved matters application, consistent with paragraph 6.6.7 of the Local Plan.

8.3 Ground conditions and land stability

- 8.3.1** Policy DS8 requires land contamination and land stability issues to be addressed with appropriate remediation measures. The site lies in an area with a documented history of mining. No mining activity is recorded on the site or in the immediate vicinity.
- 8.3.2** Given the current and historic agricultural use, no significant contamination is anticipated. A standard condition requiring the reporting of unexpected contamination would be accepted.

8.4 Climate change, energy and sustainable construction

8.4.1 The Local Plan sets out a suite of measures by which developers can reduce the environmental impact of development, and the Council and its predecessors are committed to the Cumbria-wide net zero carbon target of 2037. The following are proposed:

- a fabric-first approach, with envelope performance exceeding the notional dwelling specification of Approved Document L;
- no fossil fuel heating – space and water heating by air source heat pump;
- photovoltaic array to the south/south-west-facing roof plane;
- mechanical ventilation with heat recovery, and attention to overheating under Approved Document O;
- an electric vehicle charge point in accordance with Approved Document S;
- water efficiency measures including rainwater butts, consistent with criterion (p) of Policy DS4;
- reuse of excavated material on site where practicable, and responsible sourcing of materials.

8.5 Residential amenity

8.5.1 Layout and scale are reserved, and the detailed relationship with neighbouring property will be fixed at that stage. The separation distances set out at paragraph 6.4.1 above, together with careful window positioning and, where necessary, obscure glazing to secondary openings, will ensure that no unacceptable loss of privacy, daylight or outlook arises.

8.5.2 The dwelling itself will enjoy a good standard of amenity, with private garden space, natural light to all habitable rooms and an outlook that is not compromised by surrounding development.

8.6 Designing out crime and lighting

8.6.1 The indicative layout provides natural surveillance of the access and parking area from habitable rooms, a clearly defined boundary between public and private space, and a legible approach to the principal entrance, consistent with criterion (k) of Policy DS4 and Secured by Design principles.

8.6.2 External lighting will be limited to that necessary for safety and security, will be directed downward, will use warm-spectrum luminaires and will be controlled by movement sensors. This responds to criterion (m) of Policy DS4 and to the value the Local Plan places on Copeland's dark skies, and also limits disturbance to foraging and commuting bats.

8.7 Planning obligations

8.7.1 Strategic Policy DS3 secures infrastructure provision through planning obligations where it is reasonable, necessary and directly related to the development. A single dwelling does not generate an infrastructure requirement meeting the three tests at paragraph 57 of the Framework and at regulation 122 of the Community Infrastructure Levy Regulations 2010. Cumberland Council does not operate a Community Infrastructure Levy in the former Copeland area. No planning obligation is therefore required.

9.0 Planning Balance and Conclusion

9.1 The application seeks outline planning permission for one detached dwelling, with all matters reserved except access, on land within the defined settlement boundary at Parkside, Cleator Moor.

9.2 The principle of development is established by Strategic Policy DS2, which supports development within settlement boundaries in principle. The scale of development is proportionate to the role and function of

the settlement under Strategic Policy DS1 and falls within the windfall and infill development that the Local Plan expressly anticipates.

- 9.3** Access is the only detailed matter for determination. The existing access is retained without alteration; visibility of approximately 119 m west and 50 m east is retained and exceeds the Manual for Streets stopping sight distance for a 30 mph environment; there is no recorded collision history over the preceding ten years; and the substitution of a single dwelling for agricultural traffic will not materially increase the use of the access. There is no unacceptable impact on highway safety and no severe residual cumulative impact on the road network.
- 9.4** The reserved matters are capable of being resolved satisfactorily. The parameters set out at Section 6 demonstrate that a dwelling of an appropriate use, amount, layout, scale and appearance can be accommodated within the site consistently with Policies DS4, DS5 and H7, without harm to residential amenity, landscape character or the character of the settlement.
- 9.5** The proposal delivers modest but real benefits: a contribution to housing supply on a small site capable of early delivery, consistent with paragraph 71 of the Framework; support for the Local Plan's objective of widening housing choice and arresting population decline in Copeland; biodiversity enhancement; and a dwelling built to a high standard of energy performance without fossil fuel heating. There are no identified harms to weigh against those benefits.
- 9.6** The proposal accordingly accords with the development plan read as a whole and with national policy. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that it be determined in accordance with the development plan unless material considerations indicate otherwise; no material consideration indicates otherwise. Outline planning permission is respectfully requested.