

CONTRACT NO.22/360/

DATE: 22 November 2022

DESIGN AND ACCESS STATEMENT

OUTLINE PLANNING APPLICATION FOR TWO DWELLINGS LAND AT FLEATHAM FARM HIGH HOUSE ROAD ST.BEES CUMBRIA CA27 0BX. E 297362 N 511849

The Site:

The site is originally an adjoining pasture to Fleatham Farm and farm buildings which until very recently ,2007 was a working farm. The farm building have been redeveloped into a residential complex involving renovation alteration and rebuilding of the old farm building complex along with the development of two new dwellings along the public footpath.

The public footpath passes behind the old farmhouse and buildings along the northern masonry wall boundary of the adjacent property Fleatham House. This footpath runs parallel to a more well know public footpath (Pitman's Trod) which now runs up the southern boundary of Fleatham House. The two paths adjoin at the crest of the hill behind Fleatham House to the southeast of the site. The footpath will be diverted to follow the new road and will then re-join the line of the original footpath.

The footpath is being retained not only for its former use but also as a safe pedestrian access to the development site and as an alternative to the roadside access existing on High House Road. The public footpath is narrow as it passes the farm complex, and the alternative footpath may be welcomed by the Planning Authority and Highway Authority as innovative planning gain of the site development.

At present the footpath, constructed in or around 2008, progresses along the boundary of Fleatham house for about 50 metres to the field gate of the proposal site. This section of the footpath also serves as the vehicular access to the two new dwellings build beside it and the agricultural access to the field. This section of the footpath/shared access is not made up but has been widened to accommodate the traffic.

It is proposed that should the development be viewed favourably the footpath/shared access would be made up with a new paved surface to match the paved surface of the site access road off High House Road. The shared access road would be steep and would not therefore suit a self-percolation surface as water would still run off, it is therefore proposed to connect the shared access road to the Public Highway network drain/sewer.

The dwelling sites are beyond the existing new dwellings to the east on sloping pastureland. The current farmer while retaining rights of access previously agreed does not use the access as there is now a much more suitable access at the far east of the field. The particular land cannot be used for arable use as it is too steep for agricultural machinery to prepare plant maintain and harvest any crops so it has very limited agricultural use.

The following application approvals were made and have been carried out to buildings and land adjacent to the site

- Converting Fleatham Farm House into 2 dwellings and converting adjacent barns and byres into 5 dwellings, new access road High House Road, St. Bees, Cumbria – Application/Approval no. 4/06/2540/0

- Erection of 2no. detached dwellings land adjacent to Fleatham Farm, High House, St. Bees, Cumbria – Application/Approval no. 4/00/2541/0

Both the above schemes were approved by the Planning Committee on the 11th October 2006.

The site is outside the St.Bees Conservation Area.

The access has been designed to meet the minimum standards required for the number of dwellings to be served, as far as we can ascertain from Cumbria County Highways, and their published design guide.

The Shared access road will improve access and amenity to the existing two dwellings and the levels have been carefully considered to allow junctions with their existing private drives and pedestrian access. The new road shared access has also been designed to allow for public service vehicles to access both the two existing houses and the two new dwellings proposed.

They may need further refinement after the Planning Authority statutory consultations with the Cumbria County Highways Planning Authority.

Services are existing in the existing site access road and can easily be extended along the unmade shared access road to the proposals site.

Layout Scale and Proportion

The application is an outline application for permission in principle to develop the site and the proposal plans are designed to show that two sites can be provided with a suitable access and amenity with little or no impact on the neighbouring residential and natural environment. The new shared access road and the paving of the existing will improve the amenity and access to the two existing houses.

The layout ensures that the houses have adequate privacy and do not impact on the privacy of existing dwellings by maintaining minimum standards such as the 23-metre rule.

The scale of the development is limited to two dwellings making the total number of dwelling on the Shared access less than the maximum for such a road. The sites are generous, but the scale and proportion of the building will form part of the reserved matters application should the decision in outline be favourable to the proposals. Where such favourable decision was forthcoming the new dwelling would reflect the surrounding architectural styles which are mainly traditional and the designs would reflect the adjacent conservation area. It is noted that the two existing houses are of a substantial scale as are most of the dwellings in the grounds of Fleatham House adjacent to the site and it is anticipated that a similar scale of development would be appropriate on these sites.

Ecology and the Environment

The Proposals will have no negative impact on any sites of special interest or endangered species. There has been and is ongoing in the immediate vicinity of the site substantial developments at Fleatham House and it would be expected that the planning authority have considered any impact on the Ecology and Environment on these application and any conditions relating to such would be relevant to these site but would not impact negatively on the decision process.

Flood risk

The area of the site is not in any flood risk zones and the new dwellings would not be at any risk of flooding or create any risk of flooding to any other dwellings.

At present surface water run of from the field and the unmade road does create if not flooding a degree debris mud and leaves etc which washes down the unmade access and this can impact on the efficiency of the highway drains. Extending the road surfacing and managing the highway run of will improve the situation and certainly improve the amenity of the two existing houses to a greater extent and to a lesser extent the residential development created by the conversion of the farm complex.

Drainage

Foul drainage

There is an existing foul drain serving the two existing houses and this can be extended to serve the two new homes proposed this is illustrated on the sectional elevation drawings provided. Should the scheme

be approved detailed drainage design details would be provide an agreed with the service providers to ensure their standards are met for drains and sewers entering the adopted foul drainage system

Surface water drainage

Rainwater run of from the development roofs and hard surfaces such as drives and footpaths will be collected to a private drain/sewer to a collection point and discharged to a linier soakaway drain. The applicant owns the land adjacent to the east of the site and there would be plenty of room available for the land drain to operate effectively to retain surface water on site to percolate away at an acceptable rate.

The soakaway will be designed strictly as specified by the Building Digest 365 Design and Specification after completing detailed rainwater run off assessment based on the reserved matters details of the house roofs drives and footpaths and a ground percolation test.

Details drawings

The following detailed drawing have been prepared to illustrate the outline proposals.

01. 1/500 Scale. Site Plan Proposed
02. 1/1250 Scale. Site Location Plan Existing
03. 1/1250 Scale. Site Location Plan Proposed
04. 1/200 Scale. Site Road and Drain Sections
05. 1./200 Scale Site Road and Drain Sections

Conclusions.

This is a windfall site taking advantage of mainly existing infrastructure in an area of continued approved development it has minimal impact on the environment visual or otherwise while at the same time making some significant improvements to the existing built environment.

The proposals are recommended to Copeland Borough Council as a sustainable use of poor agricultural land which already benefits from service in the direct vicinity and will add to the housing stock and assist the Copeland Borough Council in meeting its own housing targets.

Geoff Wallace FCSD MCIAT