

Edgehill Park, Whitehaven

Story Homes

Planning Statement

S U M M I T
T o w n P l a n n i n g

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1. Introduction

- 1.1 This Planning Statement supports a s.73 application for the replanning of plots within the wider Edgehill Park development which is an ongoing development to the southern edge of Whitehaven bringing a contemporary new residential area to the area. This document should be read in conjunction with the Design Response Report by Edge Urban Design.
- 1.2 Edgehill Park has been a successful development to date providing new homes for a wide range of buyers. This application seeks to introduce an area of more contemporary, higher density development which will sit along side the product which has already proved successful within the wider Edgehill Park development offering a different type of living to provide for a different demographic than is within the wider community.
- 1.3 Outline planning permission was granted under reference 4/13/2235/001 on 13th March 2014 for the delivery of 431 dwellings with all matters reserved and subject to a range of planning conditions and s106 unilateral agreement. There is an extensive planning history for the whole site but the applications pertinent to the consideration of this application are as follows:

Planning Reference	Application Description	Date of Approval
4/13/2235/001	Outline planning permission for the erection of 431 dwellings, land reserved for primary school & associated ancillary open space & infrastructure and approval in full for matters in association with 139 dwellings to the south of the site with access, pedestrian bridge, SUDS features and associated open spaces and infrastructure.	Approved 13.03.2014

Planning Reference	Application Description	Date of Approval
4/20/2474/0R1	Reserved Matters application (Access, Appearance, Landscaping, Layout and scale) for erection of 335 dwellings including associated infrastructure pursuant to outline planning approval 4/13/2235/0O1	Approved 27.04.2021
4/23/2273/0F1	Full planning application for the formation of a public open space landscaped mound in association with Edgehill Park residential development approved under planning references 4/13/2235/0O1 and 4/20/2474/0R1	

1.5 This Planning Statement sets out the Site Description, the planning position and how the application responds to the approved site parameters and current policy requirements. The description of the proposed development is as follows:

S.73 Application for revised house types and layout pursuant to application reference 4/20/2474/0R1

1.6 The following supporting information is submitted in support of this application:

Plan Name	Plan Number
Location Plan	20094.90.9.LP Rev P1
Site Layout	20094.90.9.SL Rev P1
Colour Layout	20094.90.9.CL Rev P1
General Arrangements	20094.90.9.GA Rev P1
External Finishes	20094.90.9.EFBT Rev P1
Management Layout	20094.90.9.ML Rev P1
Parking Provision	20094.90.9.PPP Rev P1
EV Charging Point	20094.90.9.EVCP Rev P1

Plan Name	Plan Number
Drainage 1 of 2	7503-P3-PL01-1
Drainage 2 of 2	7503-P3-PL01-2
Cut and Fill 1 of 2	7503-P3-PL03-1
Cut and Fill 2 of 2	7503-P3-PL03-2
Build Phase Plan	N/a
Site Sections and Street Scenes	200078.90.9.SSSS1-P1
Site Sections and Street Scenes	200078.90.9.SSSS2-P1
Edgehill Phase 3,5,6 Landscape	WWL10
Landscaping 1 of 2	WWL-01B 1 of 2
Landscaping 2 of 2	WWL-01B 2 of 2
Planting Schedule dated 22.05.2025	
House Type Booklets	
Alexander	
Blencathra	
Bowscale	
Carrock	
Carter	
Cooper	
Dawson (contemporary)	
Dawson	
Grayson (Contemporary)	
Hallin	
Harper (Contemporary)	
Helm	
Hewson	
Jamson	
Larson	
Masterton	
Mayford	
Oxley (Contemporary)	

Plan Name	Plan Number
Reports	
Flood Risk Assessment: Coopers	
Travel Plan: Travel Choices April 2025	
Design Response Statement	
Remediation Strategy July 2021	
CFA Archaeological Evaluation Y505/21 dated Feb 2021	
Addendum 2 to Tree Survey (AJT) dated October 2020	
Ecology Assessment Envirotech (Sept 2020)	
BUND	
Bund General Arrangement Plan	UG_1415_LAN_GA_DRW_10
Existing Anhydrite Bunds Levels	7503-ABM-01
Proposed Anhydrite Bunds Levels	7504-ABM-02
Soft Landscape Plan	UG_1415_LAN_SL_DRW_11
Location	54D-STO Rev J
Soft Landscape Details	UG_1415_LAN_DET_DRW_12
Bund Planning Statement	N/a
Remediation Strategy	
Bund Image	
Letter from ID GeoEnviromental	

2. Site Description

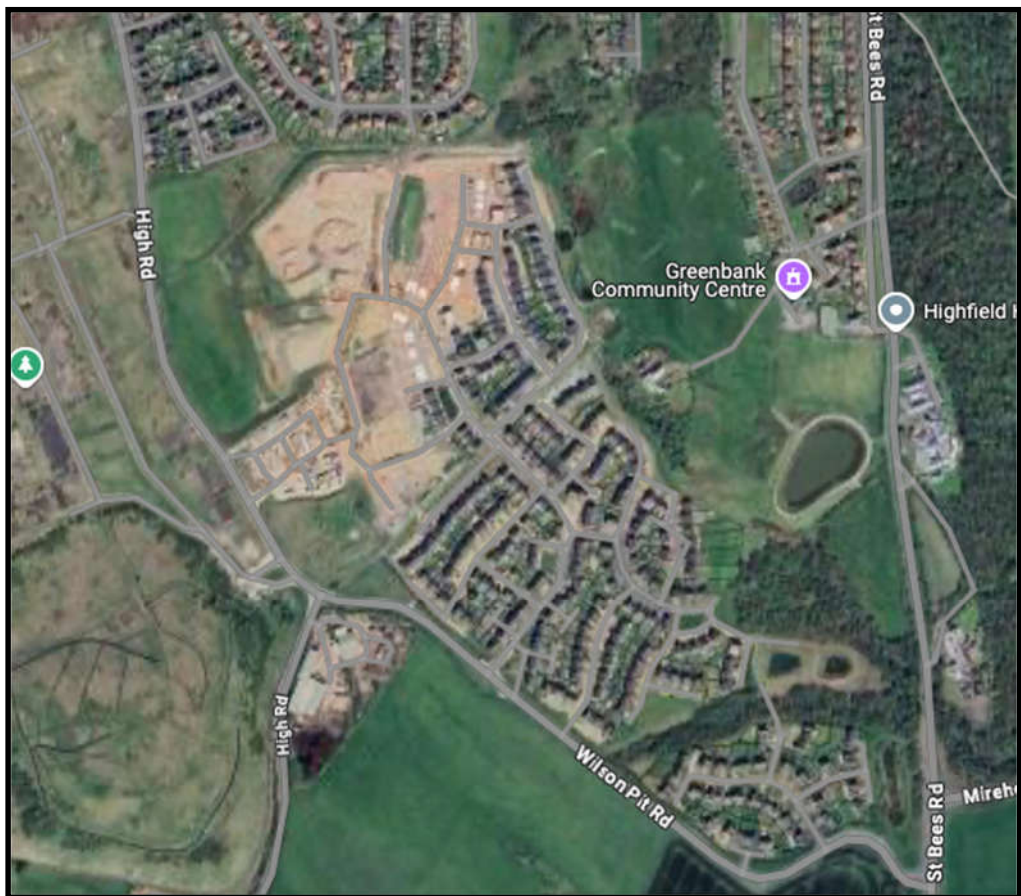
2.1 The site is part of the wider Edgehill Park residential development and represents the ongoing evolution of development within the site whilst maintaining a consistency of high quality development which attracts a wide range of house buyers for a well rounded community.

2.2 The original outline plan set a range of design parameters and aspirations for the evolution of community and design within the scheme and proposed a base masterplan layout:



This proposal continues to embody the original vision for the site.

2.3 The northern boundary of the site is framed by Magellan Park which formed the initial phase of development in the area. The eastern boundary formed by ongoing development. The southern boundary is formed by recent development with the western boundary formed by High Road and the now cleared formed Rhodia Chemical Works site.



3. PROPOSALS AND CONTEXT

3.1 This s73 application seeks approval for amended details to introduce an area of higher density housing in order to provide a more varied community and appearance within the wider scheme, also introducing 2.5 storey units to bring more articulation to the roof scape of the development. The development has been subject to discussions with Cumberland Council prior to submission.

3.2 The site lies within the former Copeland Borough Council area which now forms part of Cumberland Council. Whilst the former Copeland Borough Council no longer exists, the policies of the Council remain in place until the adoption of a new Cumberland Plan.

3.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals are to be determined in accordance with the approved development plan unless material considerations indicate otherwise. In this instance, the adopted

Copeland Local Plan 2021 - 2039 (the Plan) is the starting point for determining the proposal.

3.4 The Copeland Local Plan 2021 - 2039 was formally adopted by Cumberland Council in November 2024. The most relevant planning policies of the Copeland Local Plan are considered as follows:

Copeland Local Plan	
DS3	Planning Obligations
DS4	Design and Development Standards
DS5	Hard and Soft Landscaping
DS6	Reducing Flood Risk
DS7	Sustainable Drainage
H1	Improving the Housing Offer
H6	New Housing Development
H7	Housing Density and Mix

Copeland Local Plan	
SC1	Health and Wellbeing
N3	Biodiversity Net Gain
N9	Green Infrastructure
N11	Provision of Open Space in New Development

3.5 The Cumbria Development Design Guide is a material consideration in relation to recommended highway design.

3.6 The National Planning Policy Framework 2024 (NPPF) is a material planning consideration. The NPPF confirmed that applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF seeks to encourage and support developments with safe and suitable access for all users; development which area visually attractive as a result of good architecture, layout and appropriate and effective landscaping and optimise the layout and density of developments relating to effective use of land and attaining an appropriate amount and mix of development (including green and communal space) with appropriate access to wider facilities and transport networks.

4. PLANNING ASSESSMENT

4.1 Paragraph 9 of the NPPF is clear that planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account. These should reflect the character, needs and opportunities of the local area.

4.2 Paragraph 11 of the NPPF applies a presumption in favour of sustainable development, Paragraphs 11(c) and 11(d) state that for decision making this means:

- c) approving development proposals that accord with an up to date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting the permission unless:
 - i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or;
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination,

4.3 A s73 application takes effect as a new, independent planning application. In the instance, substantial areas of the extant permission will remain but centrally a new higher density area will be delivered with new house types which are designed to attract more first time buyers into the market and those looking for a different type of space.

The Principle of Development

4.4 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(b) of the Planning and Compulsory Purchase Act 2004 state that decisions must be taken in accordance with the development plan unless material considerations

indicate otherwise. This also applies to a s73 application given that the practical implication is a new planning permission. However, in assessing this application, regard should be had to any national or local policy which may have changed and altered to consideration of the proposal. In this case, whilst a new development plan has been approved (November 2024) the plan remains supportive of housing within this area, likewise whilst there have been updated variations to the NPPF (December 2024) these changes have no material impact on the delivery of houses in this location.

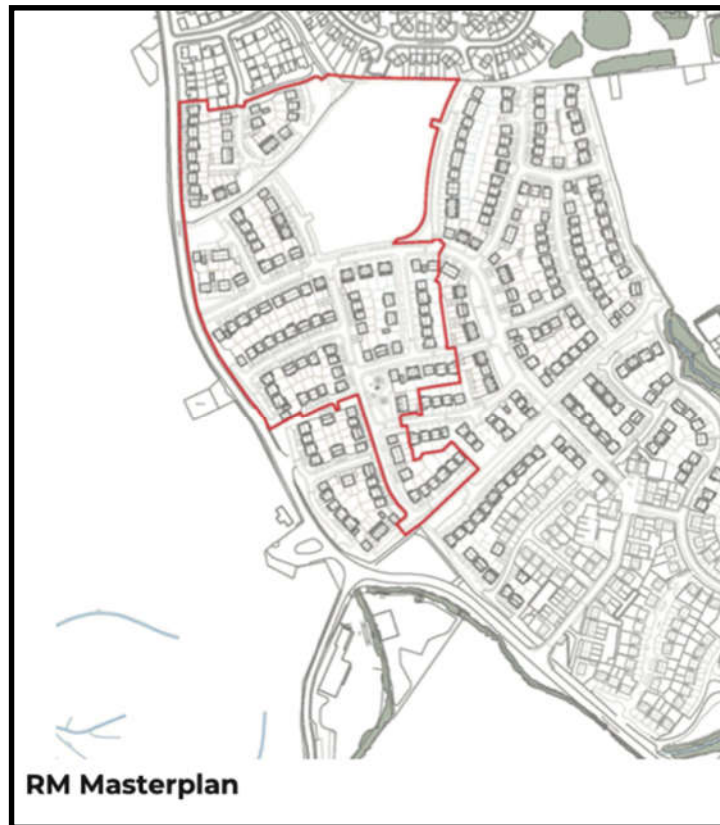
4.5 The application is therefore considered to be acceptable in principle, the amended details deliver the same quantum of development and do not introduce any greater impacts in relation to issues of principle.

Planning Issues

- 4.6 The main planning issues which arise as a consequence of this application are:
- The effect that the proposed changes will have on the character of the area in general and in relation to the extant permission;
 - Ensuring there are no adverse effects on highway safety
 - Ensuring the landscaping is appropriate and will remain of benefit to the area.
 - Ensuring there are no additional impacts on drainage etc.

Character of the Amended Proposal

4.7 The application is supported by an Design and Access Statement provided by Edge Urban Design which details the extensive thought which has led to this new exciting layout. The extant permissions as follows:



With the amended proposals as follows:



4.8 As can be seen, the overall vision to create a development which will be able to demonstrate a strong character and design driven new residential quarter is maintained. The potential for a school site is retained with links through the immediate development to the wider area maintained and the ability to walk through the development remaining central to permeability.

4.9 The main area of alteration relates to the higher density area which will allow the development to key back into the Georgian elements of the town which demonstrate strong terrace features and smaller rear yards with good quality hard and soft landscaping and small breakout areas allowing for local play or spaces in which neighbours can meet and assist in the continuing creation of a new community in this space. Rear parking builds on the grid layout of the town centre and traditional Whitehaven character.

4.10 In relation to new housing, Policy H6 of the Development Plan states that the design, layout, scale and appearance of sites should be appropriate to the locality providing acceptable levels of amenity for residents and promoting active travel. In addition, attention is to be paid to parking to ensure it does not dominate and that adequate amenity space is provided.

4.11 The layout continues to prioritise the landscaping of the development in order to successfully integrate it into the wider environment. Tree and shrub planting can be seen throughout the development, particularly in the higher density area providing relief from areas of hardstanding and drawing the eye along street scenes. Low level hedging is provided drawing the development together with a cohesive approach to landscaping. This successfully results in a high quality built environment which is holistically viewed in relation to the spaces not just the appearance of the dwellings.

4.12 Page 21 underlines the key importance which has been placed on Green Infrastructure within this phase of the development building upon the vision of the approved masterplan. A green gateway will provide the entrance to the phase and the wider development, framing the built development within the landscape. As in para 4.9 above a pocket park has been provided to form a

multifunctional area for toddler independent exploration, community meeting and greeting point and 'breathing space' within the development.

4.13 Paragraph 135 of the NPPF states that developments [should]:

- a) ...function well and add to the overall quality of the area not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks); and
- f) create spaces that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.14 The redevelopment of the site has been developed with local and national requirements at the forefront and it is considered that it successfully demonstrates compliance with these policies. The use of a new form of development which has typically not been seen within new build estates within Cumbria although the principles behind it reflect much of the traditional hearts of historic settlements will both optimise the use of the site whilst establishing a strong sense of place and leading innovation.

Highway Safety

4.15 The proposal maintains an access from High Road and overall, the highway layout remains largely in accordance with the hierarchy delivered throughout the development.

4.16 In the higher density area, some newer elements are introduced to the highway layout, these include smaller car parking courts in order to ensure the development does not become dominated by cars and also introduces lanes which provide multiple passing spaces in order to ensure that cars can move freely along them although at a designed lower speed.

4.17 A network of footpaths also runs through the development alongside roads which are likely to carry more traffic as well as a leisure path through the site to enable access to the wider Woodhouse area and the facilities therein such as local shopping. This path builds on the 'safe route to school' which was a central plant of the masterplan, enabling walkable communities and reducing the need for the private car.

4.18 As discussed above, parking is offered via a number of mechanisms including garaging, in curtilage and rear parking areas. Within rear parking areas, where possible car parking spaces will be immediately adjacent to the rear of respective properties. Homes will have access to EV charging points to support the shift to electric cars in a manner which is well considered and will not lead to cables trailing footpaths etc.

4.19 The development is considered to result in a safe accessible environment for all users, including pedestrians and drivers. A varied material palette will provide visual indications to users in respect of road hierarchy and priority. Fully supporting the drive to a design led approach to development.

Landscaping

4.20 NPPF paragraph 136 notes the importance of trees which runs through Policy SC1 of the Copeland Local Plan which seeks to enhance the natural environment and deliver green infrastructure.

4.21 The submitted details demonstrate the landscaping is a key element of the amended design with appropriate trees and shrubs throughout the development. A management plan accompanies the landscaping drawings to

demonstrate that the landscaping will be protected into the future and continue to have make a meaningful and beneficial impact on the appearance and character of the development.

4.22 The significant provision of high quality hard and soft landscaping add to the overall character and appearance of the development and build upon the originally approved scheme to the benefit of current and future residents. The integration of green infrastructure in the development as discussed above and within the accompanying Design Response.

4.23 In terms of Biodiversity Net Gain, the proposed planting will bring about a beneficial impact on local biodiversity using native and local species. However, due to the nature of the application though s73, there is no requirement to demonstrate that a 10% new gain will be achieved and the development is exempt from these requirements.

Impacts on Infrastructure

4.24 The amended development delivers the same overall quantum of development within the scheme and as such, it is not considered that there will be any demonstrable increase in terms of water run off or sewerage requirements. Updated drainage plans are provided.

Other Matters

4.25 A Unilateral Agreement in relation to education provision and other off site works is in place for the development. The trigger points in this Agreement would be unaffected by the amendment to the approved application as the overall quantum of development is unaffected and therefore there is no requirement for a variation to such.

4.26 Careful consideration has been paid to bin storage in order to minimise the impact of this within the streetscene. As a result there are a number of elements to the provision of bins for residents. This will include the use of larger 'Eurobins' in the higher density area to minimise the impact of such.

These bins can be picked up already in use on the wider estate. In designed to allow full penetration by refuse

using standard refuse vehicles and are addition, street layouts have been vehicles.

5. CONCLUSION

- 5.1 The proposed amendments to the existing layout have been carefully designed with pre-application discussions undertaken with Officers from Cumberland Council prior to submission in order to ensure that the proposal continues to positively embrace and expand on the high quality development which has already been successfully undertaken at Edgehill Park.
- 5.2 The development will continue to aid Cumberland Council in delivering its housing targets, with a proven record of deliverability on this site and commitment to such by Story Homes.
- 5.3 Land remains reserved for the provision of a potential primary school.
- 5.4 The amendment to house types will continue to ensure that this development caters for a wide number of new home buyers and continue to build on the successful creation of a new community and bringing an innovative new product to the area.
- 5.5 The proposal is considered to meet the aims of Cumberland Council and any other material consideration such as the NPPF and the Government's commitment to housing delivery.