

GENESIS HOMES

JUNE 2025

LAND AT BOWRIE FAULD, WEST OF SMITHY BANKS, HOLMROOK

PLANNING STATEMENT

Reserved Matters Application for the erection of 21no. dwellings and
associated works

Outline Application - 4/21/2534/OO1

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1. SCHEDULE OF PLANNING APPLICATION DOCUMENTS / DRAWINGS & INTRODUCTION

1.1 SCHEDULE OF PLANNING APPLICATION DOCUMENTS / DRAWINGS

Drawing Title	Reference	Revision
Planning Application Form	-	-
Holmrook Reserved Matters Application Planning Statement	-	-
2324 - 02.06.25 - Holmrook, Genesis - DAS	DAS	D
Location Plan	1000	A
Existing Site Plan	001	A
Proposed Site Plan	002	D
Parking Layout	003	-
Boundary Treatment Plan	004	-
Hard Surfaces Plan	005	A
Elevation Treatment Plan	006	-
Affordable Housing Plan	007	-
Proposed Street Scene	009	-
Public Open Space Plan	011	A
S38 Plan	012	-
Housing Schedule Plan	013	A
FRADS - Holmrook - Flood Risk Assessment & Drainage Strategy	25049	-
Landscape Plan	-	2
Derwent	-	F
Eden SG	-	G
Ellen SG	-	H
Petteril Semi	-	G
Tay SG	-	E
Whillan DG	-	F

1.1 INTRODUCTION

1.1.1 This planning statement has been prepared by Genesis Homes (The Applicant) in support of a reserved matters application for the erection of 21no. dwellings and associated works pursuant to outline planning permission ref. 4/21/2534/001 at Bowrie Fauld, West of Smithy Banks, Holmrook.

1.1.2 To confirm, outline planning permission (ref 4/21/2534/001) was granted on 20th June 2022 for the following works.

“Outline residential application for residential development with all matter reserved except for access”

2. KEY BACKGROUND AND CONTEXT

Application Site and Surrounding Areas

- 2.1** The application site comprises approximately 1.41 hectares of predominantly agricultural land, forming the eastern portion of OS Field No. 5047. The site is located on the southwestern edge of Holmrook, a rural village in West Cumbria, and lies adjacent to the west of existing residential properties at Smithy Bank.
- 2.2** The southern boundary of the site fronts the B5344, which serves as the main access route linking Holmrook with the neighbouring village of Drigg. The site is bounded to the west and north by open agricultural fields, contributing to the area's rural character. The site is generally level and enclosed by hedgerows and post-and-wire fencing, with overhead utility lines crossing the western and rear boundaries.
- 2.3** The site is situated within Flood Zone 1, indicating a low probability of flooding, and is not subject to any statutory landscape, ecological, or heritage designations. It falls within Landscape Character Sub-Type 5b "Low Farmland" as defined in the Cumbria Landscape Character Guidance and Toolkit, which is characterised by gently rolling topography, large field patterns, and a strong agricultural presence.
- 2.4** Holmrook and Drigg, while distinct settlements, function as a closely linked rural cluster. The proximity of the site to both villages allows for shared access to a range of local services and facilities. These include Drigg Railway Station (approximately 1.3

km to the southwest), which provides regional rail connections, and a network of pedestrian routes along the B5344.

- 2.5** The Lake District National Park boundary lies approximately 500 metres to the east of the site, although the site itself is outside the designated area. The surrounding landscape and settlement pattern provide a logical and visually coherent context for a modest residential extension, with opportunities for integration through sensitive design and landscaping.

Relevant Planning History

- 2.6** The planning history relevant to the application site includes both historic and recent applications, with the most significant being the current outline planning permission referenced in this Reserved Matters submission.
- 2.7** Most notably, outline planning permission was submitted under reference 4/21/2534/001 for residential development with all matters reserved except for access. This application was registered on 1st December 2021 and remains pending determination at the time of writing. The application seeks to establish the principle of residential development on the site and forms the basis for the current Reserved Matters Application.
- 2.8** The site itself has remained unchanged since the determination of the 2018 application. It continues to comprise open agricultural land with no built development.
- 2.9** As noted above, outline planning permission for residential development was granted on 20 June 2022, subject to conditions (ref. 4/21/2534/001). The following conditions are relevant to the

Reserved Matters application submission either directly or because they relate to details which have influenced the site layout:

- **Condition 4** – Requires full details of the foul and surface water drainage scheme to be submitted and approved prior to commencement.
- **Condition 5** – Requires a surface water drainage scheme, including an investigation of drainage hierarchy, discharge rates, and implementation timetable.
- **Condition 6** – Requires measures to prevent surface water discharge onto or off the highway.
- **Condition 7** – Requires detailed design and construction specifications for all carriageways, footways, and cycleways to be submitted and approved.
- **Condition 8** – Requires provision of ramps at junctions for accessibility.
- **Condition 9** – Requires full details of both hard and soft landscaping works.
- **Condition 10** – Requires a schedule of landscape maintenance.
- **Condition 11** – Requires a scheme illustrating the extent of existing hedgerow to be retained prior to access works.
- **Condition 12** – Requires a Hedgerow Management Plan following construction of the access.
- **Condition 14** – Requires a sustainable drainage management and maintenance plan for the lifetime of the development.
- **Condition 15** – Requires a Section 106 agreement for affordable housing contributions if the scheme comprises 10 or more dwellings.
- **Condition 16** – Requires implementation of all mitigation and compensation measures set out in the approved Ecological Appraisal.
- **Condition 17** – Requires implementation of all measures in the approved Flood Risk Assessment.
- **Condition 18** – Requires foul and surface water to be drained on separate systems.

- **Condition 19** – Restricts vehicular access to the approved access point only.
- **Condition 21** – Reserves all matters relating to layout, parking, and turning for detailed approval

3. THE PROPOSAL

3.1 As noted above, the following application is proposed:

Reserved Matters application for the erection of 21no dwellings and associated works pursuant to outline planning ref 4/21/2534/001, which granted outline permission for residential development with all matters reserved except for access.

Scale

3.2 The reserved matters site layout provides for the erection of 21no. new dwellings. The proposed dwellings compromises of a variety of different housetypes, with a mixture of 3,4 and 5 bed semi-detached and detached dwellings, and also dormer bungalows. The proposed mix of dwellings is as follows:

3.3 Housing Schedule

House Size	Quantum	Housetype
3 Bed semi-detached	2	Petteril
3 Bed Detached	2	Derwent
3 Bed Dormer Bungalow	3	Tay
4 Bed Detached	7	Eden
4 Bed Detached	5	Ellen
5 Bed Detached	2	Whillan
Total	21	-

3.4 2no. affordable dwellings (10%) are shown on the site layout. These compromise of 2no x 3 Bed semi-detached (Petterill) Housetypes

Layout

- 3.5** The characteristics, constraints, and opportunities of the site, along with its rural village setting, have directly informed the layout of the proposed development. The masterplan has been carefully designed to reflect Holmrook's character, with a clear street hierarchy, varied building lines, and a direct view of public open space from the road that enhances legibility and visual interest. The layout ensures generous separation distances from existing dwellings, particularly along Smithy Banks, and retains key hedgerows to preserve privacy and soften the site's edges.
- 3.6** Access is taken from the B5344 to the south of the site, in accordance with the approved outline planning permission. The entrance has been strategically positioned to improve visibility and safety, while also creating a defined and welcoming gateway into Holmrook, framed by key plots and landscaping.
- 3.7** The Proposed dwelling mix will yield a range of housetypes to create an interesting layout form and character, adding to the visual and functional variety of the site. The scale of the development will generally be 2 storeys , consisting of detached and semi detached dwellings, and a number of single storey bungalows and 2no. 2.5 storey detached dwellings.

Appearance

- 3.8** The proposed development reflects the principles of good design whilst respecting the area's local character. In terms of materiality for the dwellings, 3no. principal brick types are proposed with some use of render to ensure a varied palette of materials across the site adding to visual interest and create a sense of place. Roof types will comprise slate effect tiles in light grey, with ridge tiles to match, and windows will be UPVC Anthracite Grey.

Open Space/Landscaping

- 3.9** The proposed landscaping scheme will comprise a simple and coherent palette of planting that will help develop character, enable legibility, and encourage different uses on the street. Key features of the landscape proposal as follows:
- Inclusion of street trees at the site entrance and elsewhere within the site.
 - Retention of existing hedge rows around the perimeter of the site where possible, as well as additional planting where spaces emerge within the existing hedge rows.
 - Network of incidental green space throughout the site.

Foul and Surface Water Drainage Strategy

- 3.10** The proposed drainage strategy for the development at Holmrook adopts a sustainable approach, with surface water managed via infiltration techniques including an online infiltration basin, permeable paving, and private soakaways. The system is designed to accommodate runoff from up to the 1 in 100-year storm event, with a 50% allowance for climate change. Foul water will be discharged to an existing foul sewer located approximately 40 metres east of the site, with the main drainage network intended for adoption by a statutory undertaker or NAV.

4 CONCLUSION

4.1 This planning covering document has been prepared by Genesis Homes in support of a reserved matters application for the erection of 21 no dwellings and associated work pursuant to outline planning permission ref 4/21/2534/001 at Bowrie Fauld, West of Smithy Banks, Holmrook.

4.2 Outline planning permission (ref 4/21/2534/001) was granted on 20th June 2022 for the following works.

“Outline residential application for residential development with all matter reserved except for access”

4.3 The applicant has provided reserved matters details which offer a layout, general appearance, scale of development and landscaping details which are of a high-quality and which are grounded in local and national planning policy and guidance, as well as the parameters established through the outline planning permission.

