

Planning Statement

Outline Application for 1 Dwelling
Land to the East of Rheda Cross,
Rheda Park, Frizington



1. INTRODUCTION

- 1.1. This Planning Statement has been prepared by PFK Land and Development on behalf of our client Dr W G McKay in support of his outline planning application for 1 dwelling on land to the east of Rheda Cross, Rheda Park, Frizington CA26 3TA.
- 1.2. Rheda Cross is a bungalow set within a large plot in Rheda Park. Rheda Park has a private access road that runs between the B5294 Bowthorn Road and Mill Street. Frizington is approximately 1 mile to the north-east and Cleator Moor is approximately 1.5 miles to the south-west.
- 1.3. The outline application is supported by the following information –
 - Location Plan
 - Block Plan
 - Arboricultural Survey

2. THE SITE

- 2.1. Rheda Cross is a bungalow set within a large plot in Rheda Park. Rheda Park has a private access road that runs between the B5294 Bowthorn Road and Mill Street. Frizington is approximately 1 mile to the north-east and Cleator Moor is approximately 1.5 miles to the south-west.
- 2.2. Rheda Park is a private estate of executive homes that are all set back from the road within large driveways and grounds. Rheda Mansion, known as the 'Big House', was historically located within Rheda Park; however, the building fell into disrepair and was demolished in the 1950s. Rheda Cross was built on the exact location of the demolished Rheda Mansion. The plot encompasses the immediate landscaped gardens of the former mansion and retains some original hard and soft landscaping features.
- 2.3. The application site is not located within a conservation area; however, Cross Lacon which is a scheduled ancient monument and a grade II* listed building is located in the garden of Rheda Cross adjacent to the existing timber stable building and within sight of the bungalow. Cross Lacon is one of several types of Christian crosses that were erected during the medieval period, mostly from the 9th to 15th centuries AD. The monument is well-preserved and provides an insight into the routeways and religious customs during the medieval period.
- 2.4. Cross Lacon was originally located on roadside of the B5294 between Frizington and Cleator Moor where it marked a resting place for coffins travelling to St Bees. The owner of Rheda Mansion moved the monument from its original position in 1911. It

was moved to the garden of the property for safekeeping and has since been moved once more within the garden to the position it is in today.

2.5. There are a number of trees within the application site; however, none of the trees are protected by a Tree Preservation Order. The outline application has been submitted with an Arboricultural Survey which shows how the site can be appropriately developed.

2.6. The application site is located in Flood Zone 1 and is not at risk of flooding. There are no known surface water issues affecting the site.

Planning History

Planning Application Reference 4/88/0204/0

2.7. Outline planning permission was granted in April 1988 for the erection of 1 dwelling on land adjacent to Rheda Cross. The plot was located to the east of Rheda Cross, adjacent to Moorlands. The proposed dwelling will be located on the same site as the previous application.

2.8. Planning Application Reference 4/89/0193/0

2.9. Outline planning permission was also granted in May 1989 for the erection of 1 dwelling on the opposite side of Rheda Cross. The plot was located to the north of The Cottage and Westerlea and shared the secondary driveway with these properties.

3. THE PROPOSAL

- 3.1. Outline planning approval is sought for 1 dwelling with all matters reserved.
- 3.2. The proposed dwelling will be located to the east of Rheda Cross, between the existing bungalow and Moorlands. The dwelling will have its own access point onto the Rheda Park private road.
- 3.3. The plot is well contained by existing features and is large enough to accommodate a single dwelling. Whilst appearance, layout and scale are all reserved matters, it is considered that the site can be developed in a way which will respect the character of Rheda Park and reflect the existing street scene through use of appropriate mass, scale, form, layout, high quality design and use of materials.
- 3.4. The topography and existing vegetation are such that the proposed dwelling will blend with its surroundings and complement the existing ambience and spacious feel of the area.

4. PLANNING POLICY

Copeland Local Plan 2013 - 2028

- 4.1. The Copeland Local Plan 2013 – 2028 Core Strategy and Development Management Policies DPD was adopted in December 2013.
- 4.2. Policy ST1 Strategic Development Principles states that the following principles inform and underpin the Borough’s planning policies:
- Economic and social sustainability;
 - Environmental sustainability;
 - Protect, enhance and restore the Borough’s valued assets, and
 - Ensure the creation and retention of quality places.
- 4.3. Policy ST2 Spatial Development Strategy states that development will be located in the Borough’s settlements at an appropriate scale, within defined settlement boundaries, in accordance with the Borough’s settlement hierarchy. The settlement hierarchy explains that development providing homes to meet the defined needs of the population will be permitted outside of the settlements.
- 4.4. Policy SS2 Sustainable Housing Growth states that house building to meet the needs of the community and to accommodate growth will be provided for by allocating sufficient land, seeking densities of 30 dwellings per hectare and aiming for 50% of development to take place on brownfield sites. At present, Copeland Brough Council have not formally allocated any land for housing development.
- 4.5. Policy ENV4 Heritage Assets states that the Council will protect listed buildings, conservation areas and other townscape and rural features considered to be of

historic, archaeological or cultural value. The proposed dwelling will not adversely affect the setting or significance of the monument. The existing setting comprises the cultivated garden and stables of Rheda Cross and this will remain unchanged following the development of the dwelling. The garden is not the historic setting of the monument and it makes no contribution to the significance of the heritage asset.

4.6. Policy ENV5 Protecting and Enhancing the Borough's Landscapes states that the Council will:

- Protect all landscapes from inappropriate change by ensuring that development does not threaten or detract from the distinctive characteristics of that particular area;
- Ensure that adequate on-site mitigation is provided where the benefits of the development outweigh the potential harm, and
- Support proposals which enhance the value of the Borough's landscapes.

4.7. Policy DM10 Achieving Quality of Place states that the Council will expect a high-quality design and the development of quality places. The policy explains that developments should respond positively to the character of the site, the immediate and wider setting and enhance local distinctiveness through:

- An appropriate size and arrangement of the development;
- Careful attention to the design of spaces between buildings;
- The appropriate provision, orientation, proportion, scale and massing of buildings, and
- Careful selection and use of building materials which reflect local character and vernacular.

- 4.8. Policy DM10 also requires development proposals to incorporate existing features of interest including landscape, topography, local vernacular styles and building materials. In addition to this, the policy requires that development should create and maintain reasonable standards of general amenity. The new dwelling will respond positively to the local context and the existing built form of Rheda in relation to density, character, height, scale, massing and use of sensitive materials.
- 4.9. Policy DM12 Standards of New Residential Developments states that new development should include car parking provision in accordance with adopted residential parking standards and minimum separation distances.
- 4.10. The Copeland Local Plan 2013 – 2028 was adopted prior to the revised National Planning Policy Framework (NPPF) in July 2018. The NPPF explains that in regards to plans which were made prior to the publication of the Framework:
- ‘...existing policies should not be considered out-of-date-simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).’
- 4.11. The supply of available and deliverable sites for housing within the Borough is a material consideration in determining the weight to accord to relevant policies in the Copeland Local Plan. Paragraph 11 in the NPPF explains that where the policies which are the most important for determining the application are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This includes, for applications

involving the provision of housing, situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Interim Housing Policy

- 4.12. On the 9th May 2017, Copeland Borough Council confirmed that it cannot demonstrate a five-year supply of housing sites. The Council recognise that this means that the policies for the supply of housing set out in the Copeland Local Plan 2013 – 2018 are no longer considered to be up-to-date.
- 4.13. Copeland Borough Council are therefore operating under an Interim Housing Policy. This policy is a material consideration in the decision-making process. The policy explains that the Council have set out a decision-making framework for proposals which may not be fully in accordance with the Local Plan. This enables the Council to consider development proposals that are contiguous to the development boundary or the existing built form of a settlement.
- 4.14. The Interim Housing Policy outlines a criteria by which proposals will be considered, including:
- a) The scale of proposed development must be appropriate to the size, character and role of the settlement;
 - b) The proposed development should not have a significant adverse impact on the capacity and safety of the highway and transport network;
 - c) Individual and cumulative impacts of development on infrastructure capacity and landscape character should be mitigated;
 - d) The proposed development should create safe and accessible environments that offer good access via a range of transport modes;

- e) The proposed development should be of a high-quality design, enhancing local distinctiveness and respecting the rural character of the settlement;
- f) The proposed development should not result in significant intrusion into the open countryside, or result in any settlements merging, and
- g) Proposed development should not result in significant and demonstrable harm to the landscape character of Copeland, and applicants should have regard to those landscape areas as defined in the Cumbria Landscape Guidance and Toolkit (2011).

National Planning Policy Framework

- 4.15. The revised NPPF was published in July 2018 and updated in February 2019.
- 4.16. Paragraph 7 of this revised document confirms that the purpose of planning is to “contribute to the achievement of sustainable development”.
- 4.17. Paragraph 8 explains that to achieve sustainable development the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:
 - An economic objective;
 - a social objective, and
 - an environmental objective.
- 4.18. So that sustainable development is pursued in a positive way at the heart of the framework is a presumption in favour of sustainable development. Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development.

- 4.19. Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward where it is needed.
- 4.20. Paragraph 68 explains that small and medium sized sites can make an important contribution to meeting the housing requirements of an area and are often built out relatively quick. This paragraph also states that local planning authorities should support the development of windfall sites, giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 4.21. Paragraph 77 states that in the rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local housing need.
- 4.22. Paragraph 78 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. In smaller settlements, development in one village may support services in another village nearby.
- 4.23. Paragraph 117 states that planning policies should promote an effective use of land in meeting the need for homes and other uses.
- 4.24. Paragraph 118 states that planning policies and decisions should "promote and support the development of under-utilised land".
- 4.25. Paragraph 122 states that planning policies and decisions should support development that makes efficient use of land taking into account:
- Identified need for different types of housing;

- local market conditions and viability;
- availability and capacity of infrastructure and services;
- the desirability of maintaining an area's prevailing character and setting, and
- the importance of well-designed, attractive and healthy places.

4.26. Paragraph 127 requires developments to:

- Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
- establish or maintain a strong sense of place and create attractive, welcoming and distinctive places to live, work and visit, and
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.

4.27. Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. As mentioned earlier, it is considered that the proposed dwelling will not adversely affect the setting or significance of the monument.

4.28. The principle of development in this location is in accordance with both local and national planning policy.

5. DESIGN AND ACCESS STATEMENT

Access

- 5.1. Access is a reserved matter; however, the proposed dwelling will have its own access point and parking provision. The dwelling will have a direct access point onto the road that runs through Rheda Park.

Amount

- 5.2. The development proposal includes the erection of 1 dwelling.

Scale and Appearance

- 5.3. The appearance of the proposed dwelling is a reserved matter; however, the dwelling will respect the character of Rheda Park and reflect the existing street scene through use of appropriate mass, scale, form, layout, high quality design and use of materials.

Layout

- 5.4. The layout of the site is a reserved matter; however, the dwelling will reflect the existing built form of Rheda Park and be set back from the road behind an existing mature tree screen.

Use

- 5.5. The application site will be for residential use.

6. CONCLUSION

- 6.1. Outline planning approval is sought for 1 dwelling with all matters reserved on land to the east of Rheda Cross, Rheda Park, Frizington. Rheda Cross is a bungalow set within a large plot in Rheda Park. Rheda Park has a private access road that runs between the B5294 Bowthorn Road and Mill Street.
- 6.2. The proposed dwelling will be located adjacent to Rheda Cross, between the existing bungalow and Moorlands.
- 6.3. It is considered that the site can be developed in a way which will respect the character of Rheda Park and reflect the existing street scene through use of appropriate mass, scale, form, layout, high quality design and use of materials.

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