

Planning Statement – Land and buildings at Stoneywath, Kirkland, Frizington, CA26 3YA

Proposal:

- 1) the provision of a Camping Pod for holiday accommodation.

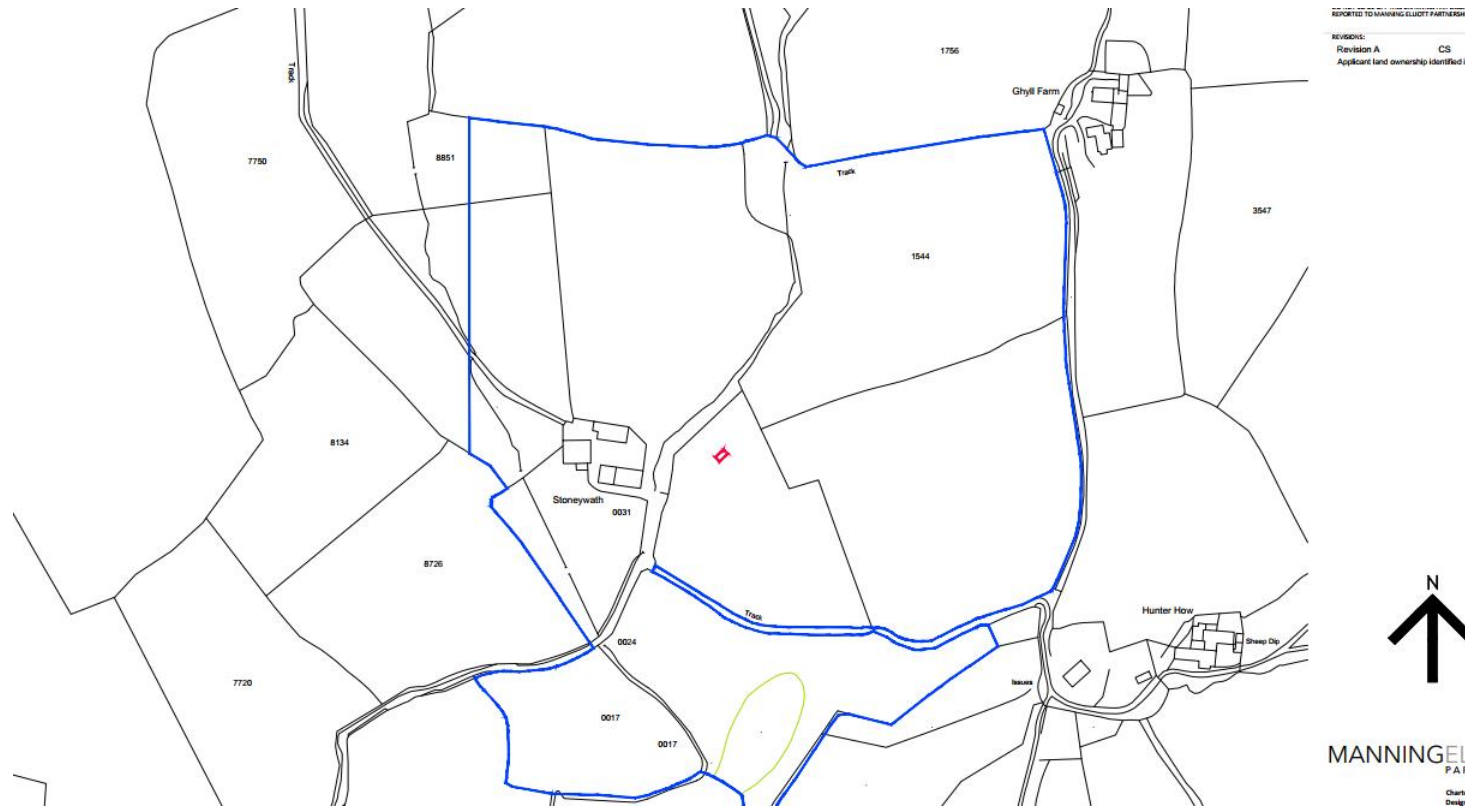


Applicant: Mr Craig Calvin, Stoneywath, Kirkland, Frizington, CA26 3YA

October 2024

1.0 Introduction

- 1.1 The owner of the property, Craig Calvin, lives at Stoneywath which is a Grade II listed Farm house that comes with a farm yard and associated agricultural fields and land. The owner wants to diversify income from the land whilst keeping the land and buildings in keeping of a rural location on the edge of Lake District National Park.
- 1.2 The property is accessed from Bankend Barn Road which serves Stoneywath and four other properties. Bankend Barn Road is public highway and maintained by Cumberland Council. The road is accessed off Kirkland Road between Ennerdale Bridge and Kirkland.
- 1.3 Therefore the owners would intend to place 1 camping pod on the field. To ensure the development has a limited impact on the surrounding area they propose no parking or associated infrastructure on the field itself. The vast majority of the field will remain grassed over and utilised as grazing land for livestock. The below image details the extent of the land owned by the applicant (edged in blue) and the area of land to be developed (edged in red):-



The accommodation would be predominantly aimed at ‘coast to coast’ walkers and those that are cycling but customers could park in the farm yard if they chose to travel by car.

- 1.3 It is our belief that the proposed works could be carried out in a sensitive manner which would have a minimum impact on the landscape and local amenity.
- 1.4 Earlier this year pre application advice was sought from the Council about the possibility of developing the land with up to 5 holiday units and to understand what documents would be required to support a planning application. In

the pre application advice received from the Council's planning department there was qualified support of the principle of the proposal, and a list of suggested documents to support the planning application.

2.0 Planning history

2.1 14th September 2015 – Listed Building Consent for replacement windows and doors (Application Ref - 4/15/2342/OL1)

2.2 We do not have any other records of pertinent applications on or near the proposed development. Therefore I would be grateful if you could provide us with copies of any further applications or decisions that you feel are relevant to the proposed development.

3.0 Planning Policy and its application to the proposed development

3.1 The Core Strategy and Development Management Policies DPD (December 2013) ("Local Plan") has policies that are relevant to this proposal that we have identified and discussed below. Furthermore, the Council submitted the Copeland Local Plan 2021 – 2038 ("Emerging Local Plan") to the Planning Inspectorate for examination in September 2022. As the plan progresses towards adoption it will gain significant weight in planning decisions. Finally both plans are subject to the National Planning Policy Framework ("NPPF December 2023"):-

Tourism Policies and the principle of development

3.2 Strategic Objective 2 of the Local Plan aims to promote diversification of the economy and to build on tourism to exploit the quiet of the Western Lakes. The strategic objective allies with the planned development.

3.3 Policy ST2C of the Local Plan – Restricts development outside settlement boundaries to an exhaustive list including farm diversification schemes and tourism activities requiring location in the countryside. Clearly the proposal is a

form of farm diversification and, although the proposal is tourism accommodation rather than an activity, it is an opportunity to tap into the beauty of the Western Lakes, on the Wainwright walk route and to provide a unique experience to visitors that is respectful to being in close proximity to a World Heritage Site.

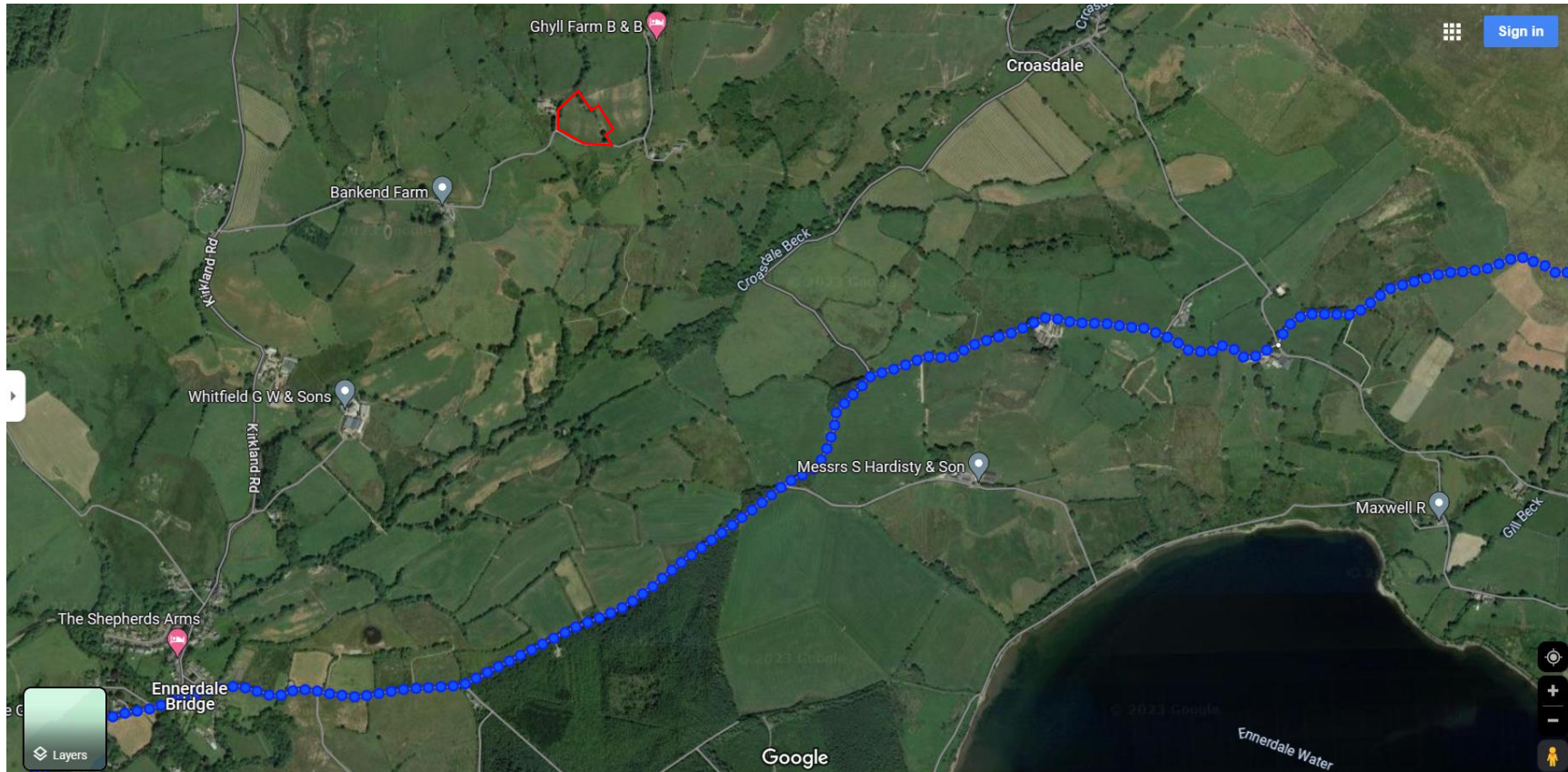
3.4 Policy ER10 of the Local Plan – Renaissance Through Tourism states:-

The Council will maximise the potential of tourism in the Borough and will seek to:

- A - Expand tourism outside the Lake District National Park boundaries, with a complementary offer that takes pressure off the National Park's busiest locations, and delivers economic benefits in the Borough*
- B - Locate new tourist accommodation where there is proven capacity for additional visitors to be accommodated without adverse environmental or amenity impacts, with consideration given to supporting development requiring a rural location if proven necessary to enhance the Borough's existing place-bound assets*
- D - Support appropriate developments which improve and enhance the quality of the tourism product*
- E - Wherever possible tourism providers will be required to ensure that accommodation and attractions are well connected to other tourist destinations and amenities, particularly by public transport, walking and cycling.*

The Ennerdale area (both inside and outside the national park) has been recognised by Cumbria Tourism as an area that gets significantly less visitors than other parts of the County. This is partly because it is the most remote lake for those visiting the County and it is the only lake in Cumbria with no road running alongside it. However due to its stunning landscape and rewilding there are opportunities to grow tourism near the lake in a respectful and sustainable manner. Furthermore the lake is on the Wainwright coast to coast route. We believe there is therefore an opportunity to provide holiday accommodation such as this proposal that will be in accordance with Policy ER10.

Wainwright Coast to Coast Route (dotted blue) and field that will house proposed Camping Pod (edged red)



3.5 Policy DM9 – Visitor Accommodation states:-

Proposals for new or improved visitor accommodation in the Borough will be supported so long as their scale and character are appropriate to the location and setting and they can naturally be screened.

We assert that both the topography of the land and the existing mature hedgerow/trees that surround the field provide opportunities to screen a development of this scale. Furthermore the owner owns surrounding land that could allow further sensitively designed screening if required.

Below are photos of mature hedgerow/trees along the western boundary, You can see how the land dips towards them too that would limit the impact of any development on the wider landscape if the shepherd huts were placed in close proximity to them:



The Design & Access Statement and the Landscape Visual Impact Assessment demonstrate that there is minimal impact on the local landscape due to the scale of the development, the choice of material and its location.

- 3.6 Para 88 NPPF (December 2023) states that planning decisions should enable the development and diversification of agricultural and other land-based rural businesses. Furthermore they should enable sustainable rural tourism and leisure developments which respect the character of the countryside.
- 3.7 Draft Policy T1PU of the Emerging Local Plan (ELP) relates to tourism development and cites the following criteria for the erection of a new development outside defined settlements:
- The proposal is for a specific activity or function that requires a location that cannot be accommodated for within the Principal Town, Key Service Centres or Local Service Centres; or
 - The proposal enhances the borough's existing place bound assets; or
 - The proposal is for the change of use, or diversification of an existing building, to provide overnight or longer stay visitor accommodation; or
 - The proposal is for a farm diversification scheme in a rural area that will provide or enhance tourist provision.

In receiving pre app advice from the Council the planning officer states “the applicant is exploring how they can diversify income from the agricultural land whilst keeping the land and buildings in keeping of a rural location on the edge of Lake District National Park and therefore the principle of farm diversification is considered to be acceptable.

Notwithstanding the officer's advice they suggested that the applicant provides justification and evidence that demonstrates the visitor accommodation need cannot be met through the conversion of existing rural buildings associated with the farm. This has been provided in the Design and Access Statement.

Landscape and character Policies

- 3.8 Policy EN5 states *“The Borough’s landscapes will be protected and enhanced ... Where the benefits of the development outweigh the potential harm, ensuring that the impact of the development on the landscape is minimised through adequate mitigation, preferably on-site”*

The site is classed as a Landscape of County Importance reflecting its proximity to the national park itself. In the Cumbria Landscape Character Assessment it is classed as Foothills. The vision for this landscape states that new development will respect the grain and scale of the landscape. There is no specific reference to holiday accommodation in either a negative or positive sense but it is suggested the scale of 1 Camping Pod is in keeping within the existing scale of the landscape.

Heritage Policies

- 3.9 Stoneywath Farmhouse is a Grade II listed building. The building was listed on the 21st January 1985 the listing states:-

House, early C18 with later additions and alterations. Original house front incised stucco with end pilaster and cornice; scullery, added to left pebble-dashed with cornice extended. Roof hipped to east end; graduated slate to front pitch, C20 concrete tiles to rear. House chimneys rendered, scullery chimney brick. 2 storeys. Original house 3 bays, symmetrical: central part-glazed door in pedimented architrave has sash, with glazing bars, in architrave to either side and 3 above; all architraves shouldered. Single bay scullery has C20 part-glazed door in stone surround. Interior: Some early C18 2-panelled doors and other later, 6-panelled. Stone dog-leg stair added at rear has closed string with turned balusters and newels and moulded handrail.

- 3.10 **Policy DM27** of the Local Plan requires development proposals to not have a significant adverse effect on the setting or important views of listed buildings. The proposed development will be close to the Listed Farmhouse but

shielded by the existing mature trees and hedgerow that separate the listed building from the field. There is no proposal to make any changes to farm yard which has adequate space for parking for any customers that wish to drive to the Camping Pod.

3.11 Paragraph 212 of the NPPF states that:

Local planning authorities should look for opportunities for new development ... within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably

The proposed location of the units, although in close proximity to the Grade II listed Farmhouse are separated by both the topography of the land and a mature hedgerow. It is suggested that the development would have a neutral impact on the setting of the heritage asset but if any parking was proposed within the farm yard there is perhaps an opportunity to reveal the historic significance of the building. We would be happy to discuss these options with the Conservation Officer.

Access Policies

3.12 Policy DM22 of the Local Plan requires development to accord with various principles including:-

- Incorporate innovative approaches to managing vehicular access and parking with:
 - i) Standards incorporated into the design of the development which manage traffic access and speeds without excessive engineering measures
 - ii) Incorporate car parking, through a variety of on street and off street arrangements which avoid vehicles dominating the street scene, whilst meeting adopted car parking standards which reflect the needs of the Borough in its rural context

Bank End Road is well maintained and suitable access for the proposed development considering there would only be a limited increase in traffic due to the development. It is proposed that most visitors would access the site through walking (Coast to Coast Walkers and other hikers) or by bicycle. For the limited visitors that would want to visit by car then, as discussed above we would suggest rather than place hardcore and create direct access onto the field customers that wish to drive can park within the farm yard. This would limit any impact on the landscape and character of the local area.

4.0 Conclusion

4.1 It is our opinion that the proposed development is supported by the existing local plan, the emerging local plan and the NPPF. The principle of the proposed development is acceptable, it will have a limited impact on both landscape amenity and residential amenity and is accordance with the development plan.

4.2 The following documents have been provided to support this planning application

- Design & Access Statement
- Heritage Statement
- Landscape Visual Impact Assessment
- Location Plan
- Site Plan As Existing
- Site Plan as Proposed
- MAX-01-101
- MAX-01-102

- MAX-01-103
- MAX-01-104
- MAX-01-105
- MAX-01-106
- MAX-01-107
- MAX-01-108
- MAX-01-109
- MAX-01-110