

# **Land adjacent to High Road, Whitehaven**

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.

## **Planning Statement & Flood Risk Assessment**

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# 1) Introduction

- 1.1 The following Planning Statement and Flood Risk Assessment supports a ‘Drop-In’ full planning application for;
  - The formation of a public open space landscaped mound in association with Edgehill Park residential development approved under planning references 4/13/2235/001 and 4/20/2474/OR1.
- 1.2 The Statement sets out the proposal and reasons for making the application, site description, planning history, and assesses how the proposal responds to the planning policy requirements.
- 1.3 The application is accompanied by the following submission documents and planning fee;
  - Planning fee of £2028 (this being the maximum fee under ‘Other Operations not coming within fee categories’)
  - Application Form
  - Site Location Plan, drawing no. 54D-STO
  - Planning Statement & Flood Risk Assessment – September 23
  - Existing Anhydrite Bund - Levels Plan, drawing no. 7503-ABM-01
  - Proposed Anhydrite Bund - Levels Plan, drawing no. 7503-ABM-02
  - Detailed Site Layout (including revised accommodation schedule), dr 54D-STO Rev J
  - Soft Landscape Plan, drawing no. UG\_1415\_LAN\_SL\_DRW\_11
  - Landscape General Arrangement Plan including Concept Imagery, drawing no. UG\_1415\_LAN\_GA\_DRW\_10
  - Soft Landscaping Details, drawing no. UG\_1415\_LAN\_DET\_DRW\_12 Rev P01
  - iD GeoEnvironmental Limited Anhydrite Remediation letter, 31<sup>st</sup> July 2023
  - iD GeoEnvironmental Limited Remediation Strategy reference 4046-G-R022, July 2022
  - Landscape CGI on top mound section
  - Landscape CGI birds eye view
  - Build Phase Plan Sept 23

# 2) Proposal and Context

- 2.1 The proposed “Drop-In” planning application is for the formation of a landscaped public open space mound as part of Story Homes future Edgehill Park housing development.
- 2.2 The scheme is intended to provide an alternative area of open space, to complement that already provided within the Story Homes Wilson Howe and Edgehill Park developments and other open space areas to be provided within future phases.
- 2.3 It will consist of a non-uniform and accessible raised mound area which shall provide users with a unique and interesting visual perspective including 360 degree views from the top, through and over the tops of the surrounding existing developments and to the countryside and Lake District afar.



*Figure 1 – Birds-eye illustrative view of proposed open space raised mound*

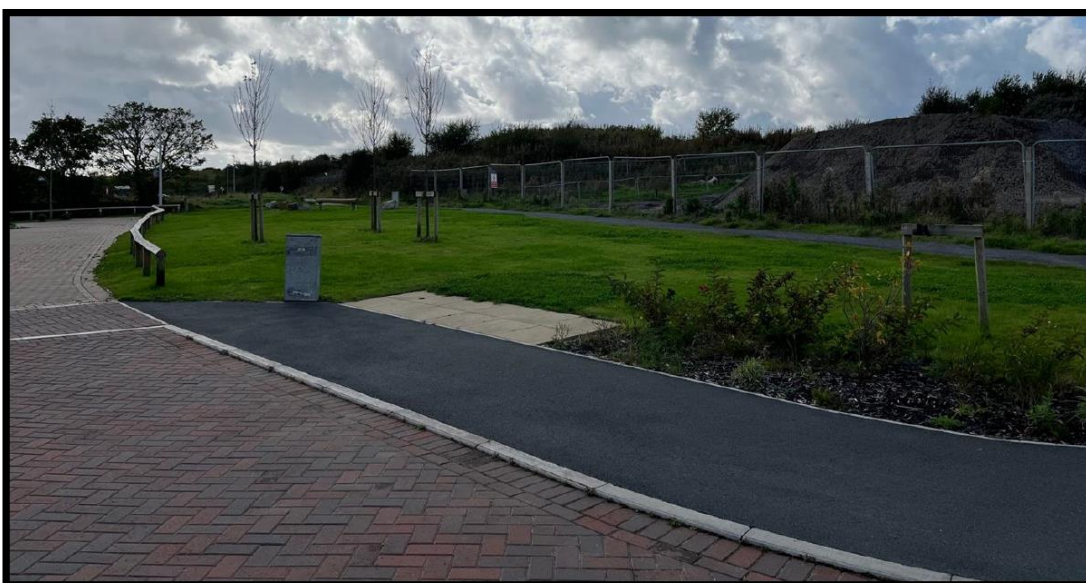
- 2.4 It shall contain a suitable range of planting to the area including new shrub, meadow and species rich grassland planting. There shall be informal mown path networks which shall help delineate pedestrian access points and natural play equipment on the top section plateaus. The development shall broaden the leisure use opportunity at the Edgehill Park site by providing pedestrian connectivity to existing footpath networks, as well as the planned new public footpaths as part of the coal mine development to be located immediately opposite on the other side of High Road.
- 2.5 The mound shall incorporate the reprofiling of the existing anhydrite (anhydrous calcium sulphate) material associated with the previous industrial use at the former and wider Marchon site. There is minor non-volatile PAH contamination associated with the anhydrite and it is safe to be used within the proposed mound.
- 2.6 The levels of the landscaped public open space mound are proposed to vary across this application site and shall be up to c3m in height from the adjacent existing road level. The slopes and crowns of the landscaped mounds will be retained by the placement of terram (or similar) geo-membrane to retain the aggregate. The surface of the mounds shall be capped with a 300mm thick layer of impermeable clay to minimise surface water infiltration and potential for weathering and leaching to the made ground

beneath. A further 150mm – 450mm thick layer of topsoil shall sit on top with its thickness varying depending upon the proposed planting.

- 2.7 The proposed mound is also intended to help screen the proposed new coal mine and its entrance from new residents and provide a greater separation distance, to overcome potential sales issues at the site.
- 2.8 The area shall be managed by Story Homes before the intended transfer to Management Company as funded by new residents.
- 2.9 The “Drop-In” proposal is planned instead of the extant permission for 31 units in this section of Edgehill Park, but it shall not impact on the deliverability of the remainder of the extant permission – see Appendix A comparison to extant planning approval.
- 2.10 The approval of this application shall enable Story Homes to carry out its build out strategy. By keeping this area undeveloped and free from housing and infrastructure, it shall allow the existing compound to remain throughout the entirety of the remaining build and minimise disruption to residents, making it more attractive to new residents to purchase part way through the development. The mound would then be formed and finished at the very end of the Edgehill Park development.

### 3) Site Description

- 3.1 The site is a near rectangular section of land, measuring 1.0105 hectares located within Story Homes Edgehill Park residential development. The existing site compound (former TDG Tanker Depot) is located within the northern area of the application site. The majority of the remaining site contains approximately 20,000m<sup>3</sup> of anhydrite gravel and cobbles with traces of slag, brick, ash and clinker. It is covered by grass and self-seeded scrub and has been in-situ for approximately 10 years. It currently rises circa 3.5m up from the existing adjacent High Road level which borders the site to the west.



*Figure 2 – Existing site viewed from south-east within existing Edgehill Park phase 2*

- 3.2 The former Marchon chemical plant southern access is opposite to the south west at the other side of High Road. This access is intended to be reinstated as part of the new coal mine. Story Homes ongoing Edgehill Park development is situated to the east of the coal mine site.
- 3.3 A Northern Gas Networks high pressure pipeline runs under the application site in a general north to south direction. This will not be impacted by the proposed plans.

## 4) Planning History

- 4.1 The site of the 'Drop-In' application falls within Story Homes consented land for residential development at Edgehill Park, approved under the following planning references;
  - 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 4/13/2235/0R1. Approved 27<sup>th</sup> April 2021.
  - 4/13/2235/0O1 – Hybrid Planning Permission consisting of outline for the erection of 431 dwellings, land reserved for primary school and ancillary open space and 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<sup>th</sup> March 2014 subject to s106 Unilateral Undertaking.

The storage of material benefited from the following planning permission;

- 4/10/9009 – Temporary storage of excess material from nearby residential development comprising anhydrite and slag. Approved 26<sup>th</sup> May 2010.

## 5) Planning Policy and Assessment

### Planning Policy

- 5.1 Section 70 of the Town and Country Planning Act 1990 and Section 38 of the Planning and Compulsory Purchase Act 2004, to the extent that development plan policies are material to an application for planning permission, require that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The starting point in the decision making process is the Copeland Area Local Plan.
- 5.2 At a national level, paragraph 11 of the NPPF requires plans and decisions to apply a presumption in favour of sustainable development. For decision making this means approving development proposals that accord with an up-to-date development plan without delay.

- 5.3 Paragraph 38 of the NPPF requires Local Planning Authorities (LPAs) to approach decisions on proposed development in a positive and creative way. The NPPF encourages LPAs to work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.4 The most relevant planning policies of the existing Local Plan and emerging draft Local Plan for determining this proposal are set out as follows;

<b>Copeland Local Plan, 2013-2028 - Core Strategy and Development Management Policies DPD</b>	
DM12	Standards for New Residential Developments
SS5	Provision and Access to Open Space and Green Infrastructure
T1	Improving Accessibility and Transport
ENV1	Flood Risk and Risk Management
ENV3	Biodiversity and Geodiversity
<b>Copeland Draft Local Plan 2021 – 2038 (subject to minor modifications and likely to be adopted in late 2023)</b>	
DS1PU	Presumption in Favour of Sustainable Development
Ds6PU	Design and Development Standards
DS7PU	Hard and Soft Landscaping
DS10PU	Soils, Contamination and Land Stability
H5PU	Housing Allocations
H6PU	New Housing Development
N9PU	Green Infrastructure

*Figure 3 – Key CBC local plan and emerging local plan policies*

- 5.5 The above local development plan and key material planning policy seek to promote sustainable development that includes creating locally distinctive places which are sympathetic to the surrounding context, contribute towards good health and well-being by incorporating high quality, inclusive and useful open spaces and providing high levels of residential amenity.
- 5.6 The policies also seek to provide safe, accessible and convenient pedestrian access to spaces and for development proposals to address land contamination and remediate sites.



- 5.7 The proposal seeks to re-work the existing ground into a practical and attractive manmade open space for the residents and the wider public to enjoy. It shall offer attractive alternative perspective views of the development and the wider area, including distance views through and over properties to the countryside and diverse landscapes beyond. It shall help break up the visual monotony of built development on the High Road when viewed from the west, including distance views from the Public Right of Way no. 431036 which sits at a higher level and affords panoramic views of Edgehill Park.



*Figure 5 – Annotated photo (19/9/23) from PROW 431036 to the west showing site relationship to surrounding area*

- 5.8 The new mound shall be bordered on all sides and at a low level by an attractive range of new shrub planting mix. There shall be a diverse range of new meadow and species rich grassland planting and informal trim trail natural play features including climbing and stepping logs and boulders. The proposed landscaping and play features are to be appropriately managed by Story Homes and the eventual Management Company. The works shall positively add to the range of open space and play space in the area and will offer excellent leisure walking connectivity to existing and proposed off road walking routes, to the benefit of the general public as a whole.





*Figure 4 – Illustrative representation from top section of public open space mound*

- 5.9 It is anticipated that there will be disturbance to residential amenity upon the new coal mine construction immediately adjacent the site, as well as Story Homes ongoing construction of Edgehill Park. As such by providing greater separation and a physical barrier from the mine and its entrance, this will mitigate against future private residential amenity impact.
- 5.10 The importance of enabling a safe build in juxtaposition with new residents going about their daily lives can not be underestimated. This “Drop-In” application site will enable a safe build-out by providing a continued dedicated space for the construction compound including offices, material storage and parking – see Build Phase Plan Sept 23. The proposed mound would be formed last and the space in which it is situated would be utilised to maintain separation.
- 5.11 Should this application be approved, of planning importance is the ability to physically deliver the remaining plots and infrastructure as per the extant approval at Edgehill Park. This proposal is purposively designed to be fittingly contained in a logical parcel of the site, with the adjacent approved housing balance fronting onto the area from

the north and east, providing good surveillance and meeting secure by design objectives. The quality of the residential environment and streetscenes shall remain high, as demonstrated by the supporting visuals and the Detailed Site Layout. This is very much considered a bonafide 'Drop-In' or 'plug and play' development proposal that will positively complement and not restrict in any way the deliverability of the wider extant Edgehill Park scheme.

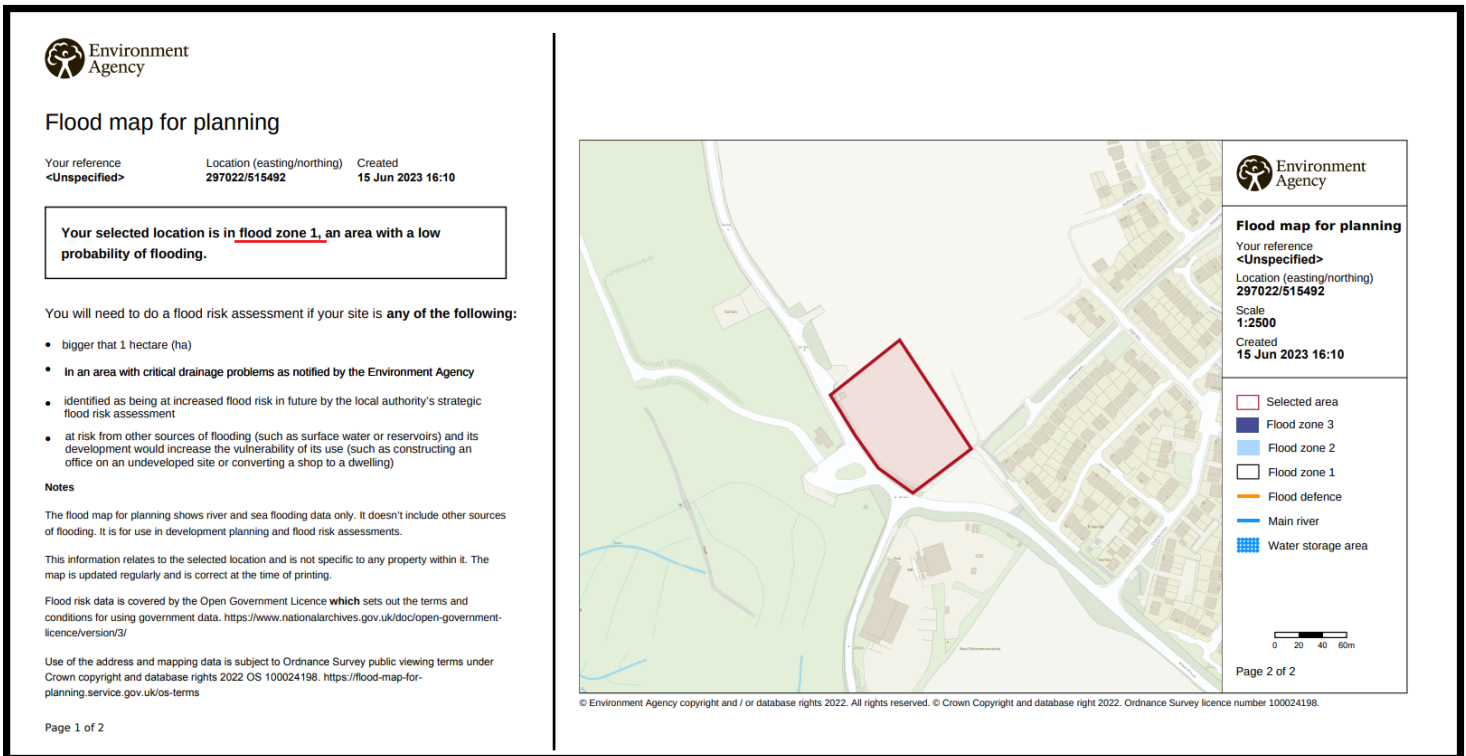
- 5.12 The proposed reuse of existing material within public open space and beneath a capping layer and topsoil is considered a safe and practical solution for re-use. This is supported in principle by the Environment Agency (EA) subject to a separate Materials Management Plan – see iD GeoEnvironmental Ltd letter of 31<sup>st</sup> July 2023 and its Appendix containing previous EA communication of 10<sup>th</sup> February 2021.
- 5.13 The operation of the existing high pressure gas line beneath the site shall not be impacted, and separate to planning process, Story Homes is working with Northern Gas Networks on a strategy to preclude future development conflict on their asset.
- 5.14 This proposal shall mean a change to the overall Edgehill Park masterplan and will result in 31 less dwellings being delivered from the overall total as previously approved. Ordinarily this is not something which Story Homes or any other housebuilder would advocate, but in this instance there is an overriding planning need to enable a safe build out and provide a high quality residential scheme that positively responds to the overall site constraints. Story Homes is presently onsite delivering housing and is expected to do so for many years to come. This proposal is key to Story Homes maintaining **its overall delivery** at Edgehill Park. The reduction in overall housing yield shall not impact on Story Homes existing planning obligations including the planned affordable housing commuted sum trigger (500<sup>th</sup> unit) which would still be reached by the end of the development. In summary, the overall loss in housing unit numbers is not considered to have meaningful material weight against the proposal, particularly given the benefits of this proposal as aforementioned.

## 6) Planning Balance & Conclusion

- 6.1 The proposal is considered in accordance with local plan policy with excellent public benefits including new attractive and well connected public open space to complement the existing and proposed provision in the area. The scheme will appropriately fit into the existing approved Edgehill Park masterplan and result in high quality placemaking.
- 6.2 The visual landscape will be improved through attractive new soft landscaping and proposed management of the land. The proposed mound shall help soften the Edgehill Park development in the wider landscape and help improve the private residential living amenity of future residents, while enabling a safe build out strategy.
- 6.3 There are considered to be no material planning considerations against the application that would outweigh a decision to grant planning permission.

## 7) Flood Risk Assessment

- 7.1 The site measures approximately 1.01ha. It is therefore just beyond the 1ha trigger for requiring a Flood Risk Assessment.
- 7.2 The site is located in the Environment Agency Flood Zone 1, an area with a low probability of flooding;



- 7.3 The proposed mound is to reform the existing landform into attractive and high quality public open space and it will maintain a topsoil and vegetation cover. There have been no historic reports of flooding risk in respect of the existing stockpile, and given that the proposal intends to reprofile the existing made ground to a lower profile across the application site, there is not expected to be a flood risk other parts of the development or any interests of acknowledged importance.
- 7.4 The adjacent main Edgehill Park development including houses and roads will be constructed under the approved drainage system with surface water directed to associated SUDs infrastructure and outfall from Edgehill Park/Wilson Howe as existing. As such, the adjacent new housing will not compromise this 'Drop-In' application site from a flood risk perspective.

# **Appendix A –**

## **Drop-In Application comparison to extant approval**



# Reserved Matters approved layout (335 units scheme)

LPA planning ref: 4/20/2474/0R1

EDGEHILL PARK - PHASE 3 (335) 14-04-21 54D-STO-100G

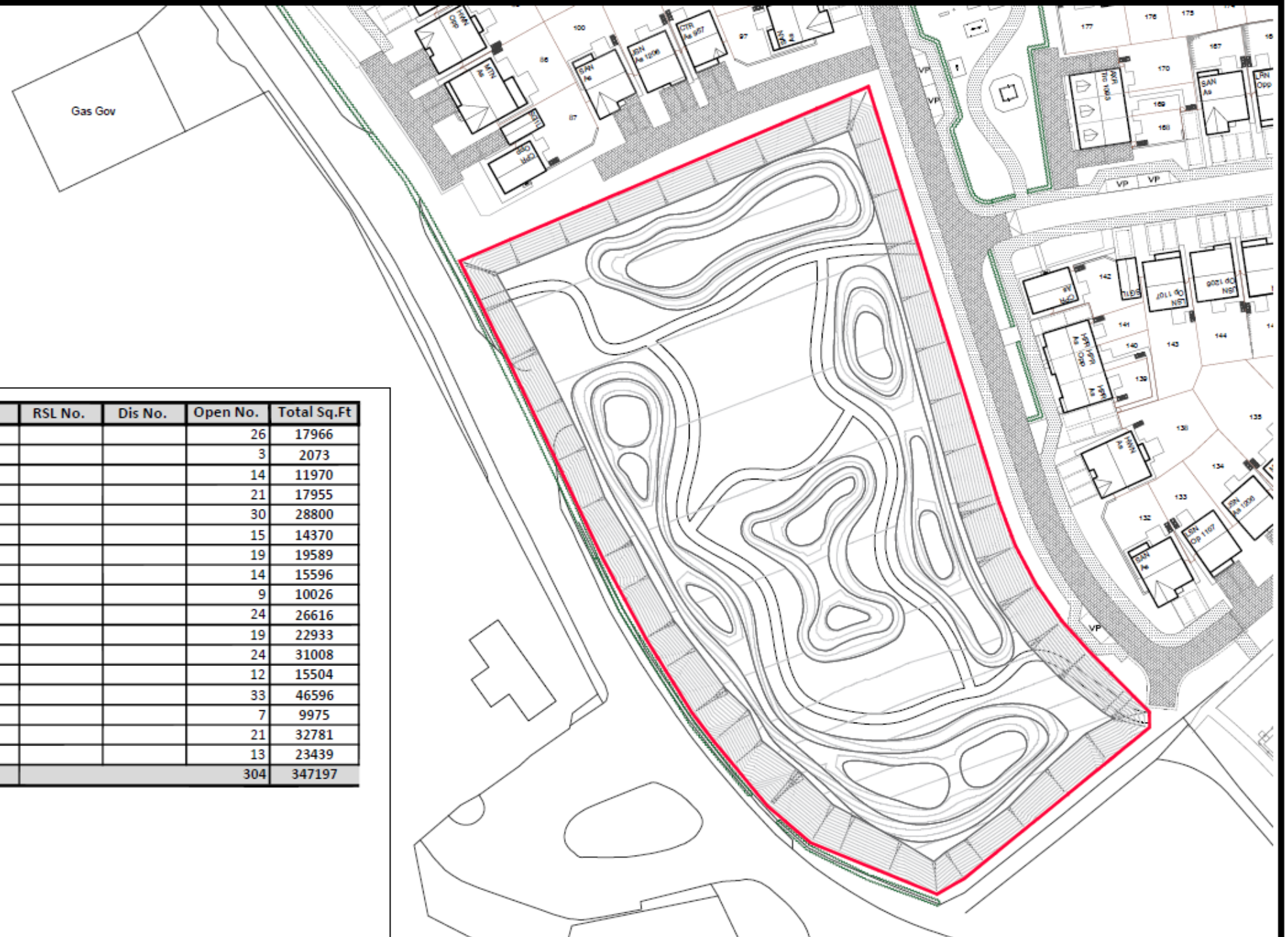
SCHEDULE OF ACCOMMODATION - BALANCE

Ref	House Name/Type No.	House Type	Sq.Ft	Garage/Parking	RSL. No.	INT. No.	OPEN No.	Total Sq.Ft.	
<b>MARKET UNITS</b>									
OXY	OXLEY	2 bed semi	691	Front / Side Parking			28	19348	
OXY	OXLEY	2 bed terraced	691	Front / Side Parking			3	2073	
HPR	HARPER	2 bed semi	855	Front / Side Parking			16	13680	
HPR	HARPER	3 bed terraced	855	Front / Side Parking			21	17055	
SPR	SPENCER	3 bed semi	960	Front / Side Parking			38	36480	
CTR	CARTER	3 bed detached	958	Integ. Garage			16	15328	
CPR	COOPER	3 bed detached	1031	Single Det Garage / Side Parking			22	22682	
AXR	ALEXANDER	3 bed townhouse	1114	Front / Side / Court Parking			14	15596	
AXR	ALEXANDER	3 bed townhouse terraced	1114	Front / Side / Court Parking			9	10026	
LSN	LARSON	4 bed detached	1109	Integ. Garage			29	32161	
JSN	JAMESON	4 bed detached	1207	Integ. Garage			19	22933	
EMN	EMMERSON	4 bed townhouse	1292	Front / Side Parking			24	31008	
EMN	EMMERSON	4 bed townhouse terraced	1292	Front / Side Parking			15	19380	
SAN	SANDERSON	4 bed detached	1412	Integ. Garage			35	49420	
WLN	WILSON	4 bed detached	1425	Single Det Garage			7	9975	
HWN	HEWSON	4 bed detached	1561	Integ. Garage			25	39025	
MTN	MASTERTON	5 bod detached	1803	Double Det Garage			14	25242	
<b>Total Number of Units and Square Foot</b>							0	0	335
<b>Total Number of Units and Square Foot</b>									335
<b>Total Number of Units and Square Foot</b>									382312





# Proposed 'Drop-in' Planning Application, reducing overall approved no.s to 304 units



Ref	House Name	House Type	Sq.Ft	Garage / Parking	RSL No.	Dis No.	Open No.	Total Sq.Ft	
OXY	OXLEY	2 Bed Semi	691	Parking			26	17966	
OXY	OXLEY	2 Bed Terrace	691	Parking			3	2073	
HPR	HARPER	3 Bed Semi	855	Parking			14	11970	
HPR	HARPER	3 Bed Terraced	855	Parking			21	17955	
SPR	SPENCER	3 Bed Semi	960	Parking			30	28800	
CTR	CARTER	3 Bed Detached	958	Single Integ			15	14370	
CPR	COOPER	3 Bed Detached	1031	Single Det			19	19589	
AXR	ALEXANDER	3 Bed Semi	1114	Parking			14	15596	
AXR	ALEXANDER	3 Bed Terraced	1114	Parking			9	10026	
LRN	LARSON	4 Bed Detached	1109	Single Integ			24	26616	
JSN	JAMESON	4 Bed Detached	1207	Single Integ			19	22933	
EMN	EMMERSON	4 bed Semi	1292	Parking			24	31008	
EMN	EMMERSON	4 Bed Terraced	1292	Parking			12	15504	
SAN	SANDERSON	4 Bed Detached	1412	Single Integ			33	46596	
WLN	WILSON	4 Bed Detached	1425	Single Det			7	9975	
HWN	HEWSON	4 Bed Detached	1561	Single Integ			21	32781	
MTN	MASTERTON	5 Bed Detached	1803	Integ			13	23439	
							<b>Total</b>	<b>304</b>	<b>347197</b>

Gross Site Area in Meters	139628.1188
Gross Site Area in Acres	34.50
Strategic POS in Meters	47333.6619