



PLANNING STATEMENT

August 2026

25030 Residential Development, Barf's Road, Distington

PASSIONATELY CREATING ENVIRONMENTALLY AND SOCIALLY SUSTAINABLE SPACES

Our shared vision across Architects Plus is to produce beautiful, purposeful and timeless buildings that are sustainable and inclusive.

We are a proud forward-looking Cumbrian company who have become one of the region's most progressive and successful practices, with an established reputation for practical, sustainable and beautifully crafted buildings.

We continue to evolve our practice and use our decades of experience and knowledge in new build, retrofit and refurbishment projects across a wide variety of sectors to meet the changing needs of our clients and address the climate challenges ahead.

We have a dedicated team of established qualified professionals who can assist in everything from heritage, conservation and accessibility to sustainable design, carbon analysis and energy efficiency.

1.0	INTRODUCTION	PAGE 05
2.0	SITE	PAGE 07
3.0	PROPOSAL.....	PAGE 08
4.0	PLANNING POLICY FRAMEWORK	PAGE 10
5.0	PLANNING CONSIDERATION.....	PAGE 12
6.0	SUMMARY AND CONCLUSION.....	PAGE 15



1 | INTRODUCTION

PLANNING STATEMENT

August 2026

25030 Residential Development, Barf's Road, Distington



This Planning Statement has been prepared by Architects Plus (UK) Ltd on behalf of Home Group in support of a Full Planning Application for the redevelopment of Barf’s Road, Distington.

Home Group is a social enterprise and charity and one of the UK’s largest providers of high-quality housing and integrated housing, health and social care. Home Group are committed to building thousands of new homes every year. As a Home’s England Strategic Partner - HESP Wave 1 ran from 2018 – 2026. It delivered 1,662 homes and utilised £75.8m capital grant and £36.1 RCGF. Seven of these were schemes in Cumberland and delivered 104 homes.

The proposals—in support of which this Planning Statement has been prepared—seek the erection of 61 no. new residential units.

The description of development for which Full Planning Permission is sought is as follows: “Residential development, consisting of the erection of 61 dwellings and associated external works.”

The proposed development therefore seeks to contribute towards meeting the objectives of the Applicant, as well as the housing needs of local residents.

The proposed development has been subject to pre-application public consultation with existing and neighbouring residents and stakeholders. Details of the public consultation is provided within the separate Statement of Community Involvement.

Supporting Documents

In addition to this Planning Statement, this Full Planning Application is accompanied by a number of supporting documents. The scope of these documents has been discussed, and agreed, through pre-application discussions with the local planning authority. The supporting documents include the following:

- PLANNING STATEMENT;
- Design and Access Statement
- Affordable Housing Statement
- Flood Risk Assessment and Drainage Strategy
- Preliminary Ecological Statement and BNG Assessment
- Ground Investigation Reports
- Tree Survey and Landscape Design

In addition to the above supporting reports, a full set of plans prepared by Architects Plus (UK) Ltd and RG Parkins are submitted alongside this application.

Structure of this statement

This Planning Statement is set out in the following sections:

- Section 1—Introduction;
- Section 2—Site and Surroundings
- Section 3—The Proposed Development
- Section 4—Planning Policy Framework
- Section 5—Planning Consideration
- Section 5—Summary and Conclusion



2 | SITE

PLANNING STATEMENT

August 2026

25030 Residential Development, Barf's Road, Distington



The Site and Surroundings

The proposed development site is approximately 2.84ha in size and is located at Barf’s Road, Distington. It is a brownfield site which previous contained residential properties. It is contained within the administrative boundary of Cumberland Council.

Barf’s Road was a housing estate, developed by Home Group, comprising predominantly concrete flat roofed properties built in the 1940s. The site comprised of approximately 90 concrete-constructed homes which have been demolished.

The proposed site layout largely replicates the existing housing estate layout with a series of new house types and associated external works. The new scheme also incorporates extensive areas for biodiversity net gain, sectioning of areas to accumulate credits.

Vehicular access to the proposed development site has historically been from Kilside and Rectory Place to the north, south and west of the site. Existing pedestrian access to the site is also via Kilside and Rectory Place with addition accesses from Barf’s Road and Rectory Square.

The closest bus stops are located in Main Street, approximately 3 minutes walk from the site.

The surrounding area is typified as low density residential area, characterised by semi-detached or short terraced properties with off-street parking and rear gardens. The surrounding residential dwellings are generally two storey houses.

Distington Community School is located to the south of the site, approximately 5 minutes walk.

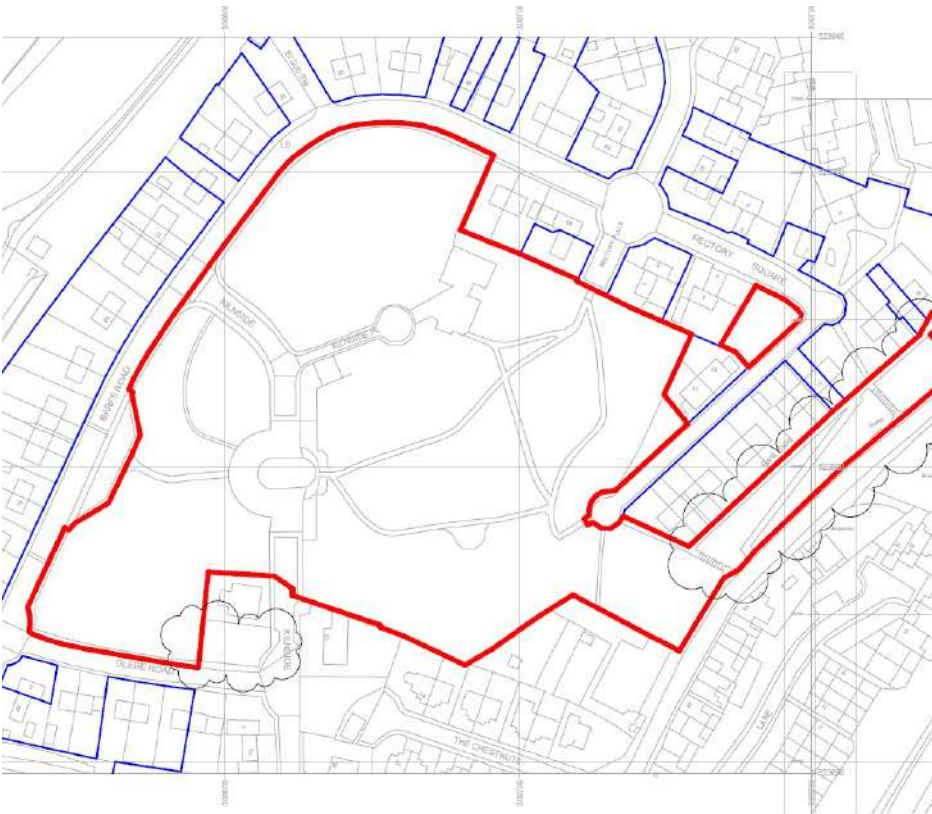
Distington benefits from convenience stores, primary school, doctors surgery, community centre and recreation facilities.



Arial View of Site (Google Earth)



Arial View of Site from South East



Site Location Plan



Arial View of Site From South West

3 | PROPOSAL

PLANNING STATEMENT

August 2026

25030 Residential Development, Barf's Road, Distington



Summary of Proposal

The description of the Application is as follows:

“Residential development, consisting of the erection of 61 dwellings and associated external works”.

The design of the Application Scheme has been formed through consultation with the local community, existing residents and other consultees. The received feedback has resulted in a high-quality design that responds to the ambition of the applicant to redevelopment the site and improve the housing quality within the area.

Scale, Massing and Layout

The proposal includes the construction of 61 dwellings with associated highway works and landscaping.

Residential Accommodation

The Application Scheme will deliver a total of 61 residential units, all of which will be social rent.

The total development once fully occupied is calculated to have the potential to deliver affordable accommodation for up to 267 people.

Housing Mix

Table 1 summarises the proposed housing mix. As shown, the Application Scheme is compliant with the housing mix targets as agreed by Council Officers as an acceptable mix making a strong and positive contribution towards housing needs for the area as approved per the previous planning application for the site.

House Type	Count	Floor Area
HT-A 2 bed 3 person bungalow	9	61m2
HT-B 2 bed 3 person house	14	70.3m2
HT-C 3 Bed 5 Person House	30	94.1m2
HT-D 4 Bed 6 Person House	8	107.44m2

Table 1: Proposed Housing Mix

The mix and provision of accessible and family accommodation is considered as acceptable within this location and based on the wider stock of Home Group across the whole town.

Affordable Housing

The Application Scheme shall provide 61 social rent units (100%). The level of affordable housing is maximised and far exceeds the guidance range set out by Policy H8, i.e. 10%.

Communal, Private and Public Amenity Space

All private amenity space shall be delivered in the form of private gardens to each of the residential dwellings.

Car Parking Provision

Following engagement with the Planning Officers at Cumberland Council, the Application Scheme has sought to deliver a level of car parking that is considered suitable for this development, as closely in accordance with the Parking Standards within the Cumbria Development Design Guide Part 1 (rev Jan 2023).

In supporting this ambition, the development will deliver a total of 125 in curtilage car parking spaces (min. 2 per dwelling) plus a further 46 spaces for visitors.



Proposed Site Layout



Photoreal Image of proposed house types



Photoreal Image of proposed house types

4 | PLANNING POLICY FRAMEWORK

PLANNING STATEMENT

August 2026

25030 Residential Development, Barf's Road, Distington



PLANNING POLICY FRAMEWORK

A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision-making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires, that where the Development Plan contains relevant policies, applications for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

For the purpose of assessing the proposed development, the current Development Plan comprises:

- Copeland Local Plan 2021-2039 (adopted by Cumberland Council)

National Planning Policy Framework (NPPF) 2014

The revised National Planning Policy Framework was updated on December 2024 and this sets out the Government’s planning policies for England and how these should be applied.

The purpose of the planning system is to contribute to achieving sustainable development, which meets the needs of the present without compromising the ability of future generations. The three key objectives of delivering sustainable development are: Economic, Social and Environmental (Para 8). Where these objectives are addressed as part of a development proposal, the ‘presumption in favour of sustainable development’ (Para 11) should be applied. This requires Local Planning Authorities to plan positively to meet the development needs of an area, with planning decisions to approve proposals which accord with an up to date development plan. Where relevant development plan policies are absent or out of date, developments should be approved unless they are proposed on protected area or assets; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF as a whole.

In support of the Government’s objective to increase the supply of housing, a sufficient amount and variety should come forward for development to address the needs of groups with specific housing requirements (Para 61). To support this objective, the re-use of brownfield and previously development land is supported (Paras 65 & 124) with substantial weight to be afforded in the decision-making process to development proposal that make suitable use of brownfield land within settlements for new homes (Para 125).

The proposed development is considered to fully respond to the requirement of sustainable development through the delivery of a scheme that will make an effective use of a previously developed site that will deliver new homes to meet the current and future needs of the local community, in turn maintaining a competitive economy. The development will deliver a high quality and sustainable scheme providing much needed new affordable housing and an improved built environment.

National Planning Practice Guidance (NPPG)

The National Planning Practice Guidance documents were first published in March 2012 and provided further context to the National Planning Policy Framework 2012. Following several revisions , with the latest revision being 2024 edition, the NPPG documents should be read as supplementary guidance only to the NPPF 2024.

The following NPPG documents are considered relevant to the Application Scheme:

- Air quality (2019);
- Biodiversity Net Gain (2024);
- Climate Change (2019);
- Community Infrastructure Levy (2024);
- Consultation and pre-decision matters (2022);
- Design: Process and Tools (2019);
- Environmental Impact Assessment (2020);
- Making an application (2025);
- Open space, sports and recreation facilities (2014);
- Planning Obligations (2019);
- Viability (2025)

Copeland Local Plan 2021-2039

The Copeland Local Plan 2021-2038 has superseded the Copeland Core Strategy and Development Management Policies DPD (2013-2028), including any saved policies from the Copeland Local Plan 2001-2016, and had been formerly adopted by Cumber Council. It is now the document that deals with the big strategic planning issues facing the Borough, setting out the over-arching Vision, priority Objectives, development principles, and the Council’s more detailed requirements for development proposals when considering planning applications.

The following policies are considered relevant to the Application Scheme:

- Strategic Policy DS1: Settlement Hierarchy
- Strategic Policy DS2: Settlement Boundaries
- Policy DS4: Design and Development Standards
- Policy DS5: Hard and Soft Landscaping
- Strategic Policy DS6: Reducing Flood Risk

- Strategic Policy H1: Improving the Housing Offer
- Strategic Policy H4: Distribution of Housing
- Strategic Policy H5: Housing Allocations
- Policy H6: New Housing Development
- Policy H7: Housing Density and Mix
- Strategic Policy H8: Affordable Housing
- Policy H18: Replacement Dwellings outside Settlement Boundaries
- Policy CO5: Transport Hierarchy
- Policy CO7: Parking Standards
- Policy DM12—Standards for New Residential Developments
- Policy DM16—Replacement Dwellings
- Policy DM22—Accessible Developments

Supplementary Planning Documents

Cumberland Council have a number of Supplementary Planning Documents which over a range of issues and provide further explanation or detail as to how a policy in a Development Plan Document should be implemented. SPDs are a material consideration in making decisions on planning applications and will therefore carry significant weight in decision-making.

The following SPDs are considered relevant to the Application Scheme:

- Design Quality SPD
- Planning Contributions Framework SPD

5 | PLANNING CONSIDERATION

PLANNING STATEMENT

August 2026

25030 Residential Development, Barf's Road, Distington



PLANNING CONSIDERATION

The proposals for the Site have been developed whilst working closely with the Local Planning Authority, as well as local residents, throughout the design process. The proposed development seeks to improve the housing stock on this site.

The development has been carefully designed to optimise the delivery of additional good quality homes that are visually attractive, with a high-quality living environment, both internally and externally, forming a sustainable, inclusive and mixed community. The design of the scheme has balanced the need for homes against the constraints of the Site and circumstances affecting a wide range of issues such as design, amenity, open space and transport.

This section assesses the proposed development against overriding themes of planning policy at national, regional and local level as well as other relevant material considerations in terms of the key issues pertinent to this application.

Principle of Development

The proposal seeks to make a more effective and attractive use of a site that is locally known as being of poor quality.

The proposals are in accordance with the requirements of Copeland’s Local Plan and increase the number of residentials units on the site by 61. The principle of redevelopment of the site is therefore considered acceptable.

Housing Mix and Density

Housing Mix

The proposed residential mix is set out in Table 3 and responds positively to the requirements of Copeland Local Plan Policy H7 by providing a range of unit types appropriate to the Site’s location.

House Type	Count	Floor Area
HT-A 2 bed 3 person bungalow	9	61m2
HT-B 2 bed 3 person house	14	70.3m2
HT-C 3 Bed 5 Person House	30	94.1m2
HT-D 4 Bed 6 Person House	8	107.44m2

Density

Policy H7 although states that the council no longer is required to suggest a minimum density standard, it is viewed that the proposal achieves a suitable density calculated at 22.3 dwellings per hectare.

Affordable Housing

During the pre-application process there has been detailed discussion with officers about the appropriate level of affordable housing to be provided in the scheme, in the context of adopted policy guidance and having regard to the development as an Estate Regeneration scheme.

Policy H8 seeks that at least 10% of the homes provided should be affordable as defined in the NPPF 2021. It is proposed that all 61 units (100%) will be offered as affordable social housing.

Amenity/Play Space

Policy DS5 sets out the standards for hard and soft landscaping for residential developments. The policy seeks to ensure developments provide a high quality landscaping scheme comprising of trees, hedgerows, grass, plants etc. and hard landing elements such as footpaths, decked areas, fencing, walls, drainage channels etc

The existing site constraints and road layout has impacted on the ability to deliver designated play space within the scheme, but offers public open spaces.

There are no policy requirements relating to the size of private amenity space; however, each dwelling is provided with a private garden, as can be seen on the Proposed Site Plan and Landscape Plan.

Residential Space and Design Standards

The homes will be of high quality, meeting and exceeding minimum design guide standards with the submitted detailed plans demonstrating that all of the homes will additionally meet or exceed the national described space standards for internal space.

Policies DS4, DS5, H6, H7, and C07 set out the requirements for various standards the ensure high quality residential developments, additionally, other standards such as National Homes Quality Code, Building for a healthy life, and Home Group Design Guides have been used to develop the proposals.

Policy H6 states that;

Proposals for housing development on allocated and windfall sites will be supported in principle providing that the following criteria are met:

- a) The design, layout, scale and appearance of the development is appropriate to the locality.
- b) Development proposals clearly demonstrate that consideration has been given to surrounding natural, cultural and historical assets and local landscape character (including the impact upon the setting of the Lake District National Park and the Heritage Coast and its setting where appropriate);
- c) An acceptable level of amenity is provided for future residents and maintained for existing neighbouring residents in terms of sunlighting and daylighting;
- d) Privacy is protected through distance or good design;
- e) The development will have no unacceptable overbearing impact upon neighbouring residents due to its scale, height and/or proximity;
- f) The layout promotes active travel, linking new development with existing footpaths and cycleways, where possible;
- g) Adequate external amenity space is provided, including for the storage of waste and recycling bins in a location which does not harm the street scene, where possible;
- h) Adequate space for parking is provided, with preference given to parking spaces behind the building line to reduce street clutter, where possible; and
- i) The proposal does not constitute inappropriate development of a residential garden which would harm the character of the area.

Key stakeholders, including the housing association, the building contractor, Architects, Engineers and others have been careful to design a high-quality development within the constraints of the existing site. The existing development requires extensive maintenance and it is considered more cost effective to redevelop than to repair. This also enables the proposed development to bring significant enhancements, not only in build quality (insultation etc). but to ensure appropriate materials are chasing in the context of the local character and servicing and spaces can be carefully and appropriately located for optimum use.

It is considered that the scheme proposals wholly complies with Policy H6 parts A, B, C, D, E, F, H, and I, with the exception of G as onsite constraints make it unable to facilitate.

Policy DS4 seeks to ensure developments contribute positively to the health and wellbeing of residents;

- a) Make use of existing buildings on site wherever practicable and deliverable, unless they have a negative impact upon the street scene;
- b) Create and enhance locally distinctive places which are sympathetic to the surrounding context of the built, historic and natural environment and local landscape character;
- c) Use good quality building materials that reflects local character and vernacular and are sourced locally where possible;
- d) Incorporate high quality, inclusive and useful open spaces;
- e) Create layouts that provide safe, accessible and convenient pedestrian and cycling routes that encourage walking and cycling based on Active Design principles and provide connections to existing walking and cycling routes where possible;
- f) Not give rise to severe impacts on highway safety and/or a severe impact on the capacity of the highway network and allow for the safe access and manoeuvring of refuse and recycling vehicles. Should a development create such an impact then mitigation measures will be sought;
- g) Take the needs of people with mental and physical disabilities into consideration, including through adopting dementia friendly principles;
- h) Create opportunities that encourage social interaction;
- i) Be built to an appropriate density that enables effective use of land, whilst maintaining high levels of amenity;
- j) Be of flexible and adaptable design where appropriate;
- k) Incorporate measures to design out crime and reduce the fear of crime, taking into consideration secured by design principles;
- l) Be laid out in a way that maximises solar gain to internal spaces to promote energy efficiency and sustainable solutions;
- m) Use appropriate levels and types of external lighting that does not create light pollution and helps maintain dark skies in line with up to date good lighting guidance;
- n) Mitigate noise pollution through good layout, design and appropriate screening;
- o) Address land contamination and land stability issues with appropriate remediation measures;
- p) Include water efficiency measures such as rainwater recycling measures, green roofs and water butts where possible and appropriate; and

q) ensure there is appropriate provision to allow residents to recycle household waste.

As noted earlier, the density of development is considered appropriate in this location and any additional housing or unit numbers is viewed to be an overdevelopment, and potentially have an impact on the ability to deliver a high-quality scheme, where elevation distances, amenity areas and parking numbers have all been achieved within a tightly constraint site layout.

Where possible, the buildings have been orientated and designed to maximise solar gain and will all comply with the energy efficiency standards of the Building Regulations. Since 2015, there has been no planning requirement to comply with the Code of Sustainable Homes (point B), the government instead considering that Building Regulations can cover this aspect of energy efficiency.

The Flood Risk Assessment confirms under Paragraph 5.2 that Sustainable Urban Drainage Systems should be used wherever possible and a proposed drainage strategy has been prepared which accompanies the FRA.

Overall, the affordable homes will all be of a high quality and will meet Copeland Local Plan and Cumbria Development Design Guide (Part 1) and other relevant design standards mentioned before.

Privacy, Overlooking and Outlook

It is considered that adequate distances are achieved between the different elements of the proposed scheme as well as other developments within the area, to prevent any adverse impacts from overlooking.

The layout of the units within the buildings and locations of windows have been strategically arranged to minimise overlooking.

Amenity considerations include visual amenity which should not be unacceptably compromised from adjoining sites and/or the public realm, acceptable standards of privacy, an adequate outlook wherever possible, avoiding an undue sense of enclosure or overlooking, avoiding unacceptable impacts on levels of daylight and sunlight on the host building and/or adjoining property, reducing unacceptable noise impacts thorough attenuation, distance, screening and/or layout and providing adequate outdoor amenity space free from excessive noise, enclosure, wind and/or overshadowing.

The public open space width, unit orientation and the positioning of window to maximize privacy and minimise overlooking for neighbours and new residents has been carefully considered from the beginning of the design process.

The private front gardens and/or car parking bays serve as defensible spaces and as a threshold that offers a privacy zone at the front of the individual home.

Further information can be found within the Design and Access Statement prepared by Architects Plus (UK) Ltd.

- The development represents a significant investment in Distington.
- The footfall from the new residents will be a significant boost to local retail and services
- The Applicant is committed to delivering this development without delay.

The Barf’s Road scheme is a sustainable residential development providing much needed homes and we respectfully request that the planning application is approved without delay.



6 | CONCLUSION

PLANNING STATEMENT

August 2026

25030 Residential Development, Barf's Road, Distington



SUMMARY AND CONCLUSION

The proposal to re-develop the site and provide 61 affordable residential properties more suitable in meeting current and future demands at Barf’s Road, Distington

Home Group’s proposals for Barf’s Road is a once in a generation opportunity to comprehensively regenerate a key area of Distington. The development will provide much needed modern homes and help to balance Home Group’s existing stock across the town.

The proposals have been robustly tested by Home Group and its design and technical team and through pre-application public consultation and of course a series of formal pre-application meetings with the Local Planning Authority.

The proposals have been tested against planning policies at National and Local levels. Through close consultation with the LPA, the Applicant has sought to be policy compliance in all areas and this combined with a high-quality design approach will realise a viable, attractive and sustainable development.

Summary of the key benefits:

- The proposal generates 61 additional residential units, all featuring modern, sustainable designs and materials with a range of unit mix that is appropriate to the area.
- Social rent housing has been proposed for all 61 residential units.
- The development represents a significant investment in Distington.
- The footfall from the new residents will be a significant boost to local retail and services
- The Applicant is committed to delivering this development without delay.

The Barf’s Road scheme is a sustainable residential development providing much needed homes and we respectfully request that the planning application is approved.



Axonometric View of the site



Site Plan



Material - Buff Brickwork



Elevation Material - Window Surround



Material - Render Panel



Elevation Material - Brick Band

Proposed House Types



House Type A



House Type B



House Type C



House Type D

Proposed House Types



01228 515144

ap@architectsplus.co.uk

architectsplus.co.uk