

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2048/0R1	
2.	Proposed Development:	APPLICATION FOR APPROVAL OF RESERVED MATTERS RELATING TO APPEARANCE, LANDSCAPING, LAYOUT & SCALE PURSUANT TO OUTLINE PLANNING APPROVAL 4/24/2281/0O1	
3.	Location:	NEW HOUSE FARM, DRIGG	
4.	Parish:	Drigg and Carleton	
5.	Constraints:	ASC Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Drigg 3KM, Outer Consultation Zone - Sellafield 10KM, PROWs - Public Right of Way	
6.	Publicity Representations & Policy	Neighbour Notification Letter Site Notice Press Notice Consultation Responses Relevant Policies	Yes Yes No See Report See Report
7.	Report: Site and Location	This application relates to New House Farm, located within the centre of the village of Drigg. The site is bounded to the north by the B5344 to the north and Station Road to the east. Residential dwellings bound the east and south west, with open countryside to the south. The	

site formally comprised of a main farmhouse, outbuilding, cattle shed, dutch barn, stone barn, and piggery, however these have now all been demolished following prior notification being granted for their removal in 2024.

Relevant Planning History

4/23/2298/0F1 – Prior notification application for demolition of cattle shed; dutch barn; stone barn; piggery; house, outbuilding – Withdrawn.

4/24/2008/0F1 – Prior notification application for demolition of cattle shed; dutch barn; stone barn; piggery; house, outbuilding – Approved.

4/24/2281/0O1 – Outline application for the erection of two modern agricultural sheds and farmhousing building (all matters reserved expect for access) – Approved.

4/25/2033/DOC – Discharge of conditions 3 and 4 of planning application 4/24/2008/0F1 – Approved.

Proposal

This application seeks the approval of Reserved Matters relating to appearance, landscaping, layout and scale for a single dwelling/farmhouse and two agricultural buildings at this site following the demolition of the previous structures on the site. This application follows the approval of outline permission ref: 4/24/2281/0O1. This outline consent included details of the approved access with all other matters reserved.

The proposed replacement farmhouse will be located within the northern section of the application site at the junction of the B5344 and Station Road, upon a similar siting as the previous dwelling demolished at the site.

The proposed dwelling will measure 9.86m x 12.96m, with an eaves height of 4.96m and an overall height of 7.97m. The proposed dwelling will also benefit from a front porch measuring 1.9m x 3.4m with an eaves height of 2.2m and an overall height of 3.7m. Internally the proposal will incorporate a lounge, utility room, wet room, open plan kitchen/dining room, and a pantry. The proposed first floor will accommodate 4 double bedrooms, one benefitting from an ensuite bathroom, a bathroom, linen room, and study/office.

Externally the proposal will be finished with textured render, bands around the openings, UPVC windows, composite doors, and natural roof slates. The dwelling will benefit from two separate pedestrian accesses from Station Road and the B5344 as per the original dwelling.

The proposed new farm buildings will be located within the centre of the application site. Barn 1 will be utilised as a general-purpose building, and barn 2 will be used for the housing of livestock. Each farm building will measure 18.29m x 27.43m, with an eaves height of 5m and an overall height of 7.7m. The buildings will be 5.538m apart and will benefit from large metal



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sliding doors on the front and rear elevations.

The application is supported by a landscaping plan. This shows that the majority of the site will be grassed although the area to the south and northwest of the agricultural building will be a concrete surfaced yard.

The proposed dwelling will be enclosed by the existing stone wall to the north and west, a stock proof fence to the east and a 1.5m stone wall to the south separating the dwelling from the concrete yard. The rest of the site will retain the existing boundary treatments, including timber post and wire fences, and hedgerows.

Access to the site if from Station Road as currently existing and as approved under the previous outline approval. The existing/proposed access points will both benefit from visibility splays of 2.4m x 60m and will provide direct access to the concrete yard.

Consultation Responses

Drigg & Carleton Parish Council

The Parish Council has reviewed the above application and wishes to confirm that it supports the proposal in principle. However, members have raised three specific concerns that they ask the Planning Authority to consider as part of the determination:

- Drainage at the rear of the buildings: The Council are concerned about whether the proposed drainage arrangements will be adequate, particularly given the location and potential surface-water impact. Clarification and assurance on the effectiveness of the drainage design would be welcomed.
- Screening at the front of the buildings: Due to the site's prominent position within the village, the Council requests that the installation of suitable screening or landscaping at the front of the buildings be considered to help soften the visual impact and ensure the development integrates appropriately with its surroundings.
- Lighting Pollution: The Council are also concerned about lighting pollution from the lights on the proposed buildings and as they are sited near to nearby private houses the impact that the lights would have on the residents.

Cumberland Council – Highway Authority & Lead Local Flood Authority

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

United Utilities

No comments received.

Environment Agency

No comments received.

Cumberland Council – Environmental Health

5th March 2026

There are no objections to this proposal from Environmental Health.

16th March 2026

There was an agricultural building there previously and EH do not have any past complaints about noise, smell etc, so we do not object to the proposed lay out.

Cumberland Council & Westmorland and Furness Council – Resilience Unit

There are no objections to the proposed planning application amendment.

However, it should be noted that the location of the property is situated within an area outside the site which, in liaison with Sellafield Ltd and the Office for Nuclear Regulation, special arrangements are made for residents/business premises, this area is referred to as the Detailed Emergency Planning Zone (DEPZ). As a direct result particular attention is paid to ensuring that people are aware of the appropriate action to take in the event of an incident at the Sellafield site.

I would ask that the applicant be reminded that liaising with this office is of importance to ensure that the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

Office for Nuclear Regulation

The proposed development does not present a significant external hazard to the safety of the nuclear site.

Therefore, ONR does not advise against this development.

Cumberland Council – Consultant Arboriculturist

The applicant has submitted a Landscape Proposals plan (Dwg. No.: 484 06 Rev:0) and dated 10/01/26. This provides details of the general landscaping as part of the proposed development on the site. The Plan shows the retention of the existing trees on the site as part of the scheme. We recommend the inclusion of a condition to secure the landscaping scheme.

Public Representation

This application has been advertised by way of a site notice, and neighbour notification letters issued to 9 properties.

One letter of neutral response has been received to this notification period raising the following comments:



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- No objection to the development.
- There has been ongoing issues with flooding at this and adjacent properties as well as the highway.
- It has been identified that the problem lies with the land drain(s) through this property and adjacent properties.
- Could it be considered that a part of this planning application that the land drains are repaired to negate any further flooding issues.

Three letters of objection have been received to this notification period raising the following concerns:

- No objection to the planning permission granted at New House Farm but the main concern is the drainage to the rear of the existing barn at the property as this effects neighbouring properties substantially.
- We would sincerely appreciate this matter being looked into prior to works commencing.
- The flooding issues is caused by a drain to the south of the site as water cannot drain ways. It is requested that this drain be fixed accordingly to deal with this issue while building work is being undertaken.
- I request that this be a condition of any planning permission.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2021 - 2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland

Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001-2016.

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

Policy DS7: Sustainable Drainage

Policy DS8: Soils, Contamination and Land Stability

Strategic Policy H1: Improving the Housing Offer

Strategic Policy H2: Housing Requirement

Strategic Policy H3: Housing Delivery

Strategic Policy H4: Distribution of Housing

Strategic Policy H5: Housing Allocations

Policy H6: New Housing Development

Policy H7: Housing Density and Mix

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N2: Local Nature Recovery Networks

Strategic Policy N3: Biodiversity Net Gain

Strategic Policy N10: Green Wedges

Strategic Policy CO4: Sustainable Travel

Policy CO5: Transport Hierarchy

Policy CO7: Parking Standards

Other Material Planning Considerations

National Planning Policy Framework (2024)

National Design Guide (NDG).

Cumbria Development Design Guide (CDG)

Strategic Housing Market Assessment 2021 (SHMA)

Copeland Borough Council Housing Strategy 2018 – 2023 (CBCHS)

The Cumbria Landscape Character Guidance and Toolkit (CLGC)

Copeland Borough-Wide Housing Needs Survey (2020)

Assessment

The key issues raised by this application relate to the principle of the development; housing need; settlement character and landscape and visual impact; scale, design and impact on residential amenity; flood risk and drainage; access and highway safety; biodiversity and impact on ecology; and ground conditions.

Principle of Development

Drigg is identified in Strategic Policy DS1 as one of the Sustainable Rural Villages. These are settlements that offer a limited number of services, but which could support a limited amount of growth to maintain communities. This Policy states that the focus of development in Sustainable Rural Villages will be to support the retention and small-scale growth of existing services and businesses, with small scale housing allocations, and windfall and infill development supported in principle.

The settlement boundary for Drigg is defined in Strategic Policy DS2. It is stated that development within the defined settlement boundaries will be supported in principle where it accords with the Development Plan unless material considerations indicate otherwise.

The application site is located within the existing settlement boundary for Drigg. The site has historically been operated as a farm with existing agricultural buildings and a dilapidated farmhouse. In February 2024, a prior notification application (ref: 4/24/2008/0F1) was approved at this site to demolish the existing cattle shed, dutch barn, stone barn, piggery, farmhouse and outbuilding. These works have now been undertaken and the site is vacant.

The redevelopment of this site for a single farmhouse building and the erection of two agricultural sheds is considered acceptable given the historic use of the land and its location within the settlement boundary. The principle for developing this site for a new farmhouse and two modern agricultural buildings has already been established by the previous outline approval at this site (ref: 4/24/2281/0O1).

This application seeks approval of reserved matters relating to appearance, landscaping, layout and scale following this outline planning approval.

Settlement Character and Landscape and Visual Impact

Policy N6 of the Copeland Local Plan states that the Borough's landscapes will be protected and enhance by: supporting proposals which enhance the value of Copeland's landscapes; protecting all landscapes from inappropriate change by ensuring that development conserves and enhances the distinctive characteristics of that particular area in a manner

commensurate with their statutory status and value; ensuring development proposals demonstrate that their location, scale, design and materials will conserve and where possible enhance the natural beauty, wildlife and cultural heritage of the Lake District National Park and Heritage; and Requiring a Landscape Appraisal, and where appropriate a Landscape and Visual Impact Assessment, to be submitted where development has the potential to impact upon landscape character or a protected landscape. Where harm is identified the development will only be permitted where the benefits of the development outweigh any potential harm and mitigation and compensation measures must be provided. This policy further states that development proposals must be informed by the Council's Landscape Character Assessment, Settlement Landscape Character Assessment the Cumbria Landscape Character Guidance and Toolkit and where appropriate, the Lake District National Park Landscape Character Assessment¹⁰⁸ from the earliest stage.

The Cumbria Landscape Character Guidance and Toolkit (CLCGT) identify the site as being within Sub Type 5b: Lowland - Low Farmland. The Key Characteristics of the land comprise: undulating and rolling topography, intensely farmed agricultural pasture dominates, patchy areas of woodland provide contrast to the pasture, woodland is uncommon west towards the coast, fields are large and rectangular, and hedges, hedgerow trees and fences bound fields and criss cross up and over the rolling landscape.

The Guidelines for development include: when new development takes place consider opportunities to enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside, reinforcing woodland belts, enhancing water and soil quality and the provision of green corridors from and between settlements could all help reinforce landscape and biodiversity features, and ensure new development respects the historic form and scale of villages creating new focal spaces and using materials that are sympathetic to local vernacular styles. Further ribbon development or fragmented development should be supported where it is compatible with the wider landscape character.

The application site is an existing farmstead within the west of the village. The site, and particularly the existing farmhouse, are located within a prominent location within the village and are a key site for the entrance to the village from the west.

The proposed replacement farmhouse will be located within the northern section of the application site at the junction of the B5344 and Station Road, upon a similar footprint as the previous dwelling demolished at the site. The proposed dwelling has been designed to reflect the traditional style and siting of the demolished farmhouse. The proposal also retains the existing stone wall along the front of the application site, which also helps to retain the character of the site.

The site has previously included several different agricultural buildings. Whilst the proposed buildings are more modern in style and larger in scale, these are sited within the centre of the site further away from the adjacent highway. The proposed buildings are also considered to reflect the types of structures which would typically be seen within a farmstead of this nature

and due to their siting are not overbearing within the landscape.

The proposal is supported by a landscaping scheme which seeks to retain the existing boundary treatments at this site, including the stone wall frontage, timber post and rail fencing, and hedgerows. The Parish Council have requested additional screening to the front of the buildings to help soften the visual impact and ensure the development integrates appropriately with its surroundings. Additional screening however is not considered necessary in this instance given the existing open nature of the site, the existing boundary treatments that screen the site, and the overall design of the proposal to reflect the traditional character of the site.

The Councils' Consultant Arboriculture Officer has confirmed that the proposed landscaping scheme and the retention of existing trees on the site is acceptable. They have requested a condition to secure this proposed landscaping scheme.

Given the proposed redevelopment reflects the current use of the land, the retention of existing boundary treatments, and the overall proposed design particularly of the proposed farmhouse, the development is not considered to have a significant detrimental impact on this predominant site, the existing wider settlement character, or the surrounding landscape. The proposal is therefore considered to comply with Policy N6 of the Copeland Local Plan, and provision of the NPPF.

Scale, Design and Impact on Residential Amenity

Policy DS4 of the Copeland Local Plan requires all new development to meet high-quality standards of design. This includes creating and enhancing locally distinctive places, the use of good quality materials that reflect the local character, including high quality and useful open spaces, providing high levels of residential amenity, adopting active travel principles, creating opportunities for social interaction, and effective use of land whilst maintaining amenity and maximising solar gain.

The application seeks to redevelop this existing farmstead which is currently vacant following demolition of the former buildings on the site. The site is located within a prominent position on the western edge of the village.

As part of the original outline application a design and access statement was submitted outlining the maximum parameters of the proposed farmhouse and two agricultural buildings. The proposed buildings within this current application exceed the parameters within this previous application, however as the original outline planning permission reserved matters of scale for subsequent approval the maximum parameters previously outlined did not form part of the outline planning approval at this site. The agent for this application has also provided justification for the changes to the overall scale of the development.

The proposed replacement dwelling will be located within a similar position as the previously demolished farmhouse. Given the prominent position of the site discussions have been undertaken with the agent for this application to ensure the proposed scheme reflects the

traditional character of the original dwelling on the site and the properties within the wider area. The proposed dwelling has been designed with the same orientation and benefits from a simple traditional character, including features such as chimneys and banding, to reflect the previously demolished farmhouse. Whilst the proposed fenestration pattern doesn't fully reflect the previous design or the traditional properties within the area, amendments to the scheme have been sought to ensure the traditional character is reflected within the overall design of the property. The proposal retains existing separation distances with neighbouring properties, and existing boundary treatments are to be retained prevent overlooking from the development. The proposed replacement dwelling is therefore not considered to have an adverse impact on the overall streetscene or existing residential amenity.

The proposed replacement agricultural buildings are more modern in style and larger in scale, however these replace a number of different agricultural buildings at the site, relocating the structures to the centre of the application site. Given the siting and use of previous buildings on the site the development is not considered to have an adverse impact on the overall streetscene or existing residential amenity.

Environmental Health have offered no objections to the proposal given the previous siting of agricultural buildings on the site and lack of previous complaints in relation to these operations.

The Parish Council have raised concerns regarding lighting pollution from the proposed lights on the buildings and the likely impact upon neighbouring residential dwellings. As limited details have been provided with this application in relation to external lighting, a scheme will be secured by an appropriately worded planning condition.

Limited details have also been provided in terms of the proposed materials for the proposed dwelling and agricultural buildings. These will also be secured by an appropriately worded planning condition.

Based on the inclusion of conditions outlined above, the proposal is considered to comply with Policies DS4 of the Copeland Local Plan, and the provisions of the NPPF.

Flood Risk and Drainage

Policy DS6 seeks that development will not be permitted where: there is an unacceptable risk of flooding and or, the development would increase the risk of flooding elsewhere.

Policy DS7 requires that surface water is managed in accordance with the national drainage hierarchy and includes Sustainable Drainage Systems where appropriate.

The application site is located within Flood Zone 1.

As part of the outline permission concerns were raised by residents and the Parish Council with regard to the impact of the development upon existing flooding issues within the area. These concerns have again been raised as part of the current reserved matters application.

The outline application was supported by a Flood Risk Assessment and outline drainage



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strategy. This report concluded that the proposal comprises a more vulnerable use and is therefore a compatible use in Flood Zone 1, with the overall flood risk to the site assessed as low. As the proposed drainage strategy was in outline form only a pre commencement condition was included upon the outline permission to secure a full surface water and foul water drainage scheme for the development. This condition will need to be discharged prior to commencing works on the site and will ensure the development includes a drainage scheme which follows the drainage hierarchy and does not create issues within the wider area.

The Lead Local Flood Authority has confirmed no objections to this application as it is not considered to increase the flood risk on the site or elsewhere. No comments have been received to this application from UU or the Environment Agency.

It is therefore considered that based on the conditions outlined on the previous outline permission, the proposal will not have a detrimental impact on flood risk in accordance with Policies DS6 and DS7 of the Copeland Local Plan, and the provisions of the NPPF.

Access and Highway Safety

Strategic Policy CO4 requires that proposals must include safe and direct connections to routes that promote active travel, such as cycling and walking routes where appropriate. Support in principle is outlined for developments which encourage the use of sustainable modes of transport, in particular: proposals that have safe and direct connections to cycling and walking routes where appropriate and those that provide access to regular public transport services; proposals that make provision for electric vehicles; and proposals for the integration of electric vehicle charging infrastructure into new developments. It is required that developments that are likely to generate a large amount of movement secure an appropriate Travel Plan and be supported by a Transport Assessment.

Policy CO7 of the Copeland Local Plan states that proposals for new development will be required to provide adequate parking provision, including cycle parking and accessible parking bays, in accordance with the Cumbria Development Design Guide (or any document that replaces it) where appropriate.

Access to the site is from Station Road as currently existing and as previously approved under the previous outline approval. The existing/proposed access points will both benefit from visibility splays of 2.4m x 60m and will provide direct access to the concrete yard.

The Highway Authority have confirmed no objections to this application as it is considered that it will not have a material effect on existing highway conditions. The outline permission for this site includes conditions to secure securing a construction traffic management plan, access and egress, access gates, access and parking/turning, visibility splays, and reduction of existing the highway boundary.

It is therefore considered that based on the conditions outlined on the previous outline permission, the proposal will not have a detrimental impact on highway safety in accordance

with Policy CO4 and CO7 of the Copeland Local Plan.

Biodiversity and Impact on Ecology

Policy N1 of the ELP seeks to ensure that new development will protect and enhance biodiversity and geodiversity and defines a mitigation hierarchy.

Policy N3 requires that all development, with the exception of that listed in the Environment Act must provide a minimum of 10% biodiversity net gain over and above existing site levels, following the application of the mitigation hierarchy set out in Policy N1. This is in addition to any compensatory habitat provided under Policy N1. It is stated net gain should be delivered on site where possible and where on-site provision is not appropriate, provision must be made elsewhere in accordance with a defined order of preference.

In England, BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Applications must now deliver a Biodiversity Net Gain of 10%, resulting in more or better-quality natural habitat than there was before the development.

As part of the original outline planning permission, it was determined that this development was one which will require the approval of BNG before development commences. Conditions were therefore included to secure the submission of a Biodiversity Gain Plan and Habitat Management and Monitoring details for this development.

The original outline permission was supported by an Ecological Constraints Survey and a Preliminary Ecological Appraisal. This report identified potential ecological impacts to breeding birds, other mammals and bats, and recommended a number of mitigation measures but confirmed no further surveys were required. The outline permission included an appropriately worded planning conditions to secure details of the proposed mitigation and enhancement measures set out within Ecological Constraints Survey, and to secure the development is carried out in accordance with these measures.

On this basis and based on the conditions imposed on the previous outline permission, the proposal is considered to be compliant with the Policies N1 and N3 of the Copeland Local Plan and the provisions of the NPPF.

Ground Conditions

Policy DS6 and Policy DS10 includes provisions requiring that development addresses land contamination and land stability issues with appropriate remediation measures.

As part of the outline permission at this site, a condition was included to cover unexpected contamination at the site due to the Council's Environmental Health Officer previous comments noting that western corner of this site is marked on Council GIS maps as falling within a 500 metres zone of influence of potential pollution from made ground infilled on land at the rear of the Victoria Hotel, Drigg.

On this basis and based on the conditions imposed on the previous outline permission, the



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	proposal is considered to be compliant with the Policies DS6 and DS10 of the Copeland Local Plan and the provisions of the NPPF. <u>Planning Balance and Conclusions</u> The application site is located within the existing settlement boundary for Drigg, identified within the Copeland Local Plan as a Sustainable Rural Village. The principle for developing this site for a new farmhouse and two modern agricultural buildings has been established by the previous outline approval at this site (ref: 4/24/2281/001). The redevelopment of this site for a single farmhouse building and two agricultural sheds is considered acceptable given the historic use of the land and its location within the settlement boundary. The siting, scale, and design of the proposed replacement structures ensures the proposal reflects the traditional character of the site and wider area and ensure the development does not have an adverse impact on the streetscene or wider area. The development is not considered to have a detrimental effect on existing residential properties due to the existing use and retaining separation distances and boundary treatments. Access to the site is as existing and approved within the original outline permission. Concerns have still been raised regarding flood risk issues, however conditions on the outline application secure a full surface and foul water drainage scheme for the site to ensure the development will not have a detrimental impact on flood risk. No objections have been received in relation to this matter from statutory consultees. Conditions on the outline application also deal with matters relating to highway safety, contamination, ecology and biodiversity. The proposal is therefore considered to be an acceptable form of sustainable development which is compliant with policies of the Copeland Local Plan and the provisions of the NPPF.
8.	Recommendation: Approve Reserved Matters
9.	Conditions: <u>Standard Conditions</u> 1. The development must be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission. Reason

To comply with Section 92 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-

- Application Form, received by the Local Planning Authority on the 10th February 2026.
- Location Plan, Scale 1:1250 & 1:2500, Drawing Number: P01, Rev: -, received by the Local Planning Authority on the 10th February 2026.
- Block and Location Plans – As Proposed (Amended), Scale 1:500 & 1:1250, Drawing No: 484-02, Rev: C, received by the Local Planning Authority on the 10th March 2026.
- Proposed Farmhouse – Plans and Elevations (Amended), Scale 1:100 & 1:200, Drawing No: 484-03, Rev: D, received by the Local Planning Authority on the 5th May 2025.
- Proposed Barns – Plans and Elevations, Scale 1:100 & 1:200, Drawing No: 484-04, Rev: A, received by the Local Planning Authority on the 10th February 2026.
- Proposed Barns – Cross Sections, Scale 1:75, Drawing No: 484-05, Rev: 0, received by the Local Planning Authority on the 10th February 2026.
- Landscaping Proposals, Scale 1:500, Drawing No: 484-06, Rev: 0, received by the Local Planning Authority on the 10th February 2026.
- New House Farm – Pre Demolition, received by the Local Planning Authority on the 10th March 2026.
- Planning, Design and Access Statement, Prepared by SRE Associates – Planning and Development Consultancy March 2026, received by the Local Planning Authority on the 13th April 2026.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Prior to Erection of External Walling Conditions:

3. No superstructure must be erected until samples and details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with DS4 of the Copeland Local Plan 2021-2039.

Prior to First Installation/Use Conditions:

4. Prior to the first installation within the development hereby approved, details of any external lighting must be submitted to and approved in writing by the Local Planning Authority. The proposed external lighting must be installed and maintained in accordance with the approved details at all times thereafter.

Reason

In order to safeguard the amenities of nearby residential occupiers in accordance with Policy DS4 of the Copeland Local Plan 2021-2039.

Other Conditions:

5. All landscape works must be carried out, and existing boundary treatments must be retained in accordance with the details illustrated on the following approved plans:
 - Block and Location Plans – As Proposed (Amended), Scale 1:500 & 1:1250, Drawing No: 484-02, Rev: C, received by the Local Planning Authority on the 10th March 2026.
 - Landscaping Proposals, Scale 1:500, Drawing No: 484-06, Rev: 0, received by the Local Planning Authority on the 10th February 2026.

The landscaping scheme must be implemented in the first planting season following the completion of the development. Any existing trees that die, are removed, or become severely damaged or diseased, within five years of construction must be replaced the following planting season with trees of a similar species in a similar location, unless varied by written consent from the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policies DS4 and N6 of the Copeland Local Plan 2021-2039

	Informative Notes: 1. Prior to the commencement of this development, the requirements of Planning Conditions 6, 7, 12 and 13 of Outline Planning Approval Ref: 4/24/2281/001 are required to be submitted and approved in writing by the Local Planning Authority. 2. Prior to the occupation/use of this development, the requirements of Planning Conditions 9, 16 and 17 of Outline Planning Approval Ref: 4/24/2281/001 are required to be submitted and approved in writing by the Local Planning Authority. 3. The development hereby approved must be carried out in accordance with conditions 1, 2, 3, 4, 5, 8, 10, 11, 14, 15, 18, 19, 20, 21, 22, and 23 of Outline Planning Approval Ref: 4/24/2281/001. 4. The application should liaise with the Resilience Unit to ensure that the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site. Statement: The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.
Case Officer: C. Burns	Date : 20.05.2026
Authorising Officer: N.J. Hayhurst	Date : 21.05.2026
Dedicated responses to:-	