Design and Access Statement (DAS)

DAS-001

Land at The Old Vicarage, Meadowcroft Road, Frizington, Cumbria, CA26 3SU

Proposed Five-Bedroom Detached Self-Build Dwelling and Associated Works

Full Planning Application

08/10/2026 – Rev A

Document Control

Date	Issue	Change/Amendment	Author:
08/10/2026	A	Updated for the full planning application for one detached self-build dwelling, reflecting drawings TOV-BM-001 to TOV-BM-008, supporting documents and current planning policy.	Daniel Sowerby EDS Design Cumbria Ltd

Document Purpose and Preparation

Project: Proposed detached self-build dwelling within the grounds of The Old Vicarage, Meadowcroft Road, Frizington, Cumbria, CA26 3SU.

Applicants: Mr & Mrs Macleod.

This Design and Access Statement accompanies the full planning application and explains the site context, development proposals and design approach. It should be read alongside the application drawings and supporting documents.

The drawings define the proposed development. This statement explains the design rationale and does not replace specialist technical assessments or the separate requirements of Building Regulations.

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1. Introduction

This Design and Access Statement has been prepared in support of a full planning application by Mr & Mrs Macleod for the erection of one detached, five-bedroom self-build dwelling within the grounds of their existing home at The Old Vicarage, Meadowcroft Road, Frizington, Cumbria, CA26 3SU. The proposal includes an attached garage and utility wing, private garden, driveway, parking, drainage, boundary treatments and associated landscaping.

The application site forms part of the established residential grounds of The Old Vicarage, adjoining existing residential development around Meadowcroft Road and Vicarage Hill. The proposal introduces one additional dwelling within this residential setting, retaining The Old Vicarage as a separate home and responding to the surrounding pattern of detached properties, landscaped gardens and established boundary vegetation.

The proposal follows the Council's pre-application response under reference PAA/23/0007, dated 31 March 2023. That response recognised the acceptability in principle of residential development at this location, while identifying matters requiring detailed consideration, including protected trees, separation distances, residential amenity, access, parking and design. The advice provides relevant background to the application; it does not constitute planning permission.

The current application progresses one additional dwelling, reducing the number of new homes from the earlier two-dwelling option. It provides a defined architectural and landscape scheme comprising two principal storeys with additional accommodation within the roof and a subordinate garage and utility wing. The design concentrates development within one building and retains substantial external space around both the proposed dwelling and The Old Vicarage.

The existing holding extends to approximately 3,110 m². Its subdivision provides a proposed residential plot of approximately 1,340 m² and a retained Vicarage plot of approximately 1,770 m². The stated dwelling footprint of 186 m² represents approximately 13.9% coverage of the proposed plot, leaving approximately 86.1% outside that footprint. Approximately 154 m² is allocated to driveway and parking provision, accommodating a minimum of three cars.

This Design and Access Statement explains how the proposal responds positively to:

- The physical characteristics of the site and its established residential surroundings;
- The scale, appearance and arrangement of neighbouring development;
- Residential privacy, outlook and the property-specific separation relationships with The Old Vicarage, The Beeches, The Lodge and Nos. 6 and 7 Vicarage Hill;
- Access, parking, landscaping, protected trees, drainage and the supporting environmental information;
- The relevant policies of the adopted Development Plan and national planning policy, including the National Planning Policy Framework; and
- The matters identified through the Council's pre-application advice.

The proposal seeks to deliver a proportionate and contextually appropriate self-build home, supported by a spacious plot arrangement, low building coverage and a coordinated approach to design and landscaping. This statement sets out the planning and design case for the development, read alongside drawings TOV-BM-001 to TOV-BM-008 and the accompanying technical documents.

2. Flood Risk

Flood Information
The Environment Agency Flood Map for Planning dated 9 October 2026 identifies the application site within Flood Zone 1. The report uses the reference location E303116, N516786 and includes mapping showing the relationship between the site and the nearby watercourse.

Flood Zone 1 represents the lowest mapped probability of flooding from rivers and the sea. The submitted map shows the application site outside the Flood Zones 2 and 3 associated with the watercourse east of the property.

The proposed dwelling is therefore located outside the mapped river floodplain shown in the supplied Environment Agency information.

Relevance to the Proposed Development
The Flood Zone 1 classification is a positive locational consideration for the proposed residential use. The development does not involve placing the dwelling within the higher-probability flood zones identified on the submitted map. It does not propose works within the mapped watercourse or the associated floodplain.

The evidence supports the selection of the application site in relation to mapped river and sea flooding. This conclusion is specific to those sources of flooding and is not presented as a statement that all forms of flood risk are absent.

Scope of the Flood-Zone Evidence
The Environment Agency Flood Map for Planning does not assess the operation of private drainage, localised surface-water accumulation, groundwater emergence or the consequences of drainage-system failure.

Those matters are distinct from the mapped river and sea flood classification. The application consequently distinguishes the site's Flood Zone 1 location from the engineering arrangements for collecting, conveying and disposing of runoff generated by the development.

The statement does not rely upon the earlier generic flood-map descriptions or an assertion of "no flood risk". It relies upon the location-specific Environment Agency information supplied with the application.

Relationship with the Drainage Proposal
Drawing TOV-BM-007 identifies existing drainage information and the proposed foul and surface-water networks serving the new dwelling.

The drainage proposal forms part of the development and must be considered alongside the building layout, external surfaces, retained trees and neighbouring properties.

The drainage assessment and the flood-zone assessment address separate issues. The Flood Zone 1 classification does not, by itself, establish the capacity or suitability of a proposed drainage system. The design objective is to manage water within the development without directing uncontrolled runoff towards buildings, neighbouring land or Meadowcroft Road.

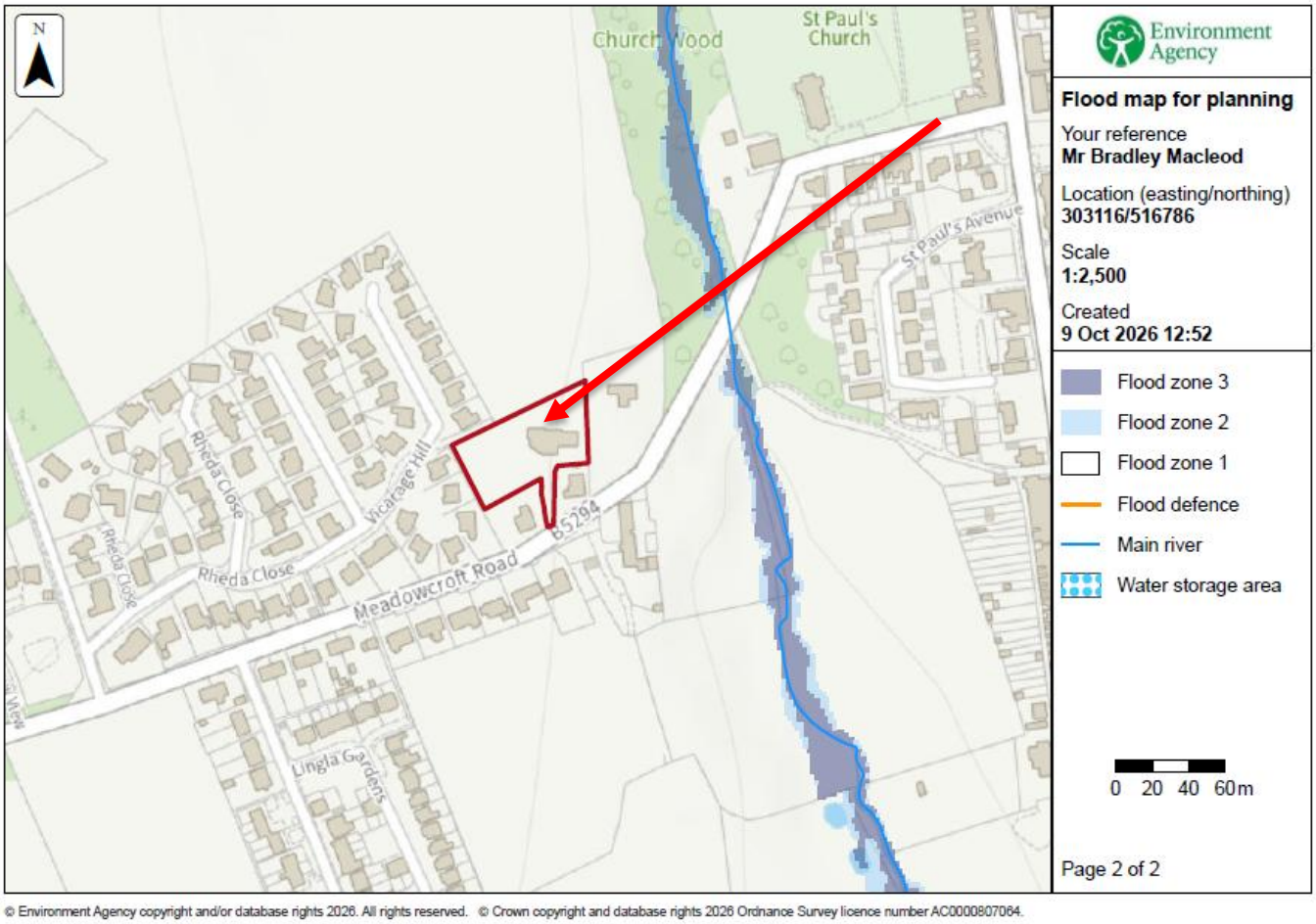


Fig 1 – Environment Agency Flood Maps

3. Use

The proposed development comprises one detached, five-bedroom self-build dwelling within the established residential grounds of The Old Vicarage, Meadowcroft Road, Frizington. The residential use is consistent with the surrounding development and introduces one additional home within an existing domestic setting.

The proposal follows the Council's pre-application response under reference PAA/23/0007, which recognised the acceptability in principle of residential development at this location, subject to satisfactory resolution of the detailed planning considerations. The current application progresses a single dwelling, reducing the number of additional homes from the earlier two-dwelling option.

The dwelling, including its roof accommodation, attached garage and utility wing, is designed for occupation by one household. The garage and ancillary accommodation form part of the main dwelling and do not constitute a separate residential unit. The Old Vicarage remains in residential use within its own retained plot.

The proposal represents a small windfall addition to the local housing supply. Its single-dwelling use, generous plot provision and relationship with neighbouring homes support its integration into the

established residential surroundings. The subdivision provides separate residential plots, gardens and parking arrangements for the proposed dwelling and the retained Vicarage.

4. Appearance

The proposed dwelling adopts a traditional domestic appearance, using facing brick, pitched tiled roofs, projecting gables and clearly defined window openings. Its architectural composition responds to the varied detached housing surrounding The Old Vicarage, providing an individual family home that sits comfortably within the established residential setting.

The principal building comprises two storeys with additional accommodation incorporated within the pitched roof. The roof accommodation is contained within the overall roof form, avoiding the continuous external wall height associated with a full third storey. Projecting gables, the entrance feature and bay detailing articulate the elevations, breaking down the building's visual mass and providing depth and interest.

The principal entrance addresses the internal driveway, establishing a clear frontage and point of arrival. The attached garage and utility wing have a lower roof profile than the main house, creating a subordinate element and a transition between the principal building and its garden setting. Consistent materials connect the main dwelling and attached wing into one coherent architectural composition.

Building or landscape element	Proposed finish
External walls	Wienerberger Kassandra Buff facing brick
Pitched roofs	Black flat-profile concrete roof tiles
Windows and external doors	Pebble-coloured uPVC
Fascias and soffits	Pebble-coloured uPVC
Rainwater goods	Black uPVC
Driveway and paths	Marshalls Tegula Priora permeable paving
New inter-plot boundary	2 m high hit-and-miss timber fencing

The buff facing brick provides a warm principal wall finish, complemented by the darker roof covering and charcoal paving. Pebble-coloured windows, doors, fascias and soffits provide a coordinated finish across the elevations, while black rainwater goods relate to the roof colour. This restrained palette establishes a consistent appearance across the house, garage and associated external works.

The dwelling is positioned within the existing residential grounds, behind the Meadowcroft Road frontage. Its appearance is therefore experienced within a landscaped domestic setting, alongside the retained Vicarage and surrounding homes. Retained garden areas and the perimeter vegetation identified on the landscape plan provide space and greenery around the building, supporting its integration into the site.

The proposed 186 m² footprint occupies approximately 13.9% of the 1,340 m² residential plot. This low ground coverage supports a spacious arrangement in which the dwelling is surrounded by external space. The combination of articulated elevations, a subordinate garage wing, coordinated materials and a landscaped setting provides the basis for an appropriate visual relationship with neighbouring development.

5. Frizington Vernacular

The surrounding residential area has developed over time and contains a varied mix of older and more recent properties, ranging from single-storey dwellings to buildings of three storeys. Differences in building age, height, roof form, materials and architectural detailing contribute to an established but diverse residential character. There is no single prevailing house type or consistent architectural style that defines the immediate surroundings.

The character of the area is therefore best understood through the relationship between individual houses, their plots and the surrounding landscape. Detached buildings, private gardens, driveways, mature trees and boundary planting provide continuity across an otherwise varied architectural setting. These spatial and landscape characteristics inform the proposed development.

The proposed dwelling responds to this context through a traditional domestic composition incorporating facing brick, pitched roofs, projecting gables and defined window openings. Its two principal storeys and accommodation within the roof relate to the range of building heights found locally. The lower garage and utility wing introduces a subordinate element, giving variation to the building's profile and reducing the extent of its main-height elevations.

The specified buff facing brick, black roof tiles and pebble-coloured joinery provide a coordinated material palette suited to an individual detached home. The design establishes its own architectural identity while using familiar residential forms and finishes that relate to the wider area.

The proposed 1,340 m² plot and approximately 13.9% footprint coverage retain substantial external space around the dwelling. The retained Vicarage continues to occupy a separate 1,770 m² plot. This arrangement, together with the gardens and retained perimeter vegetation identified on the landscape plan, reflects the spacious residential setting.

The proposal consequently responds to the defining characteristics of this part of Frizington: varied individual homes, differing building heights and a strong relationship between buildings and landscaped domestic plots. Its architectural form, materials and site arrangement provide a coherent addition to that established character.



Fig 2 - Google map highlighting the area

6. Secured by Design

The proposal incorporates measures to discourage opportunistic crime through clearly defined private boundaries, a readily identifiable entrance and secure external doors and windows. The principal entrance faces the internal driveway, providing visibility over the approach and parking area from the dwelling.

Existing perimeter fencing and hedges identified for retention on drawing TOV-BM-008 maintain the established enclosure of the site. A new 2 m high hit-and-miss timber fence defines the boundary between the proposed dwelling and the retained Vicarage, establishing separate private gardens and defensible domestic space. The layout creates no public pedestrian route through either residential plot.

External pedestrian doorsets and ground-floor or otherwise easily accessible windows will be complete assemblies tested to meet PAS 24 security performance requirements, incorporating appropriate locking hardware and secure glazing arrangements. Frames will be mechanically fixed to the building structure in accordance with the manufacturer's installation instructions. These measures support compliance with Requirement Q1 of the Building Regulations, following the guidance in Approved Document Q.

The combination of defined boundaries, visibility over the private approach and robust doors and windows provides a proportionate approach to residential security, integrated into the design and appearance of the proposed home.

7. Energy Efficiency

The proposed dwelling adopts a fabric-first approach, reducing heat loss through insulated construction, continuity of insulation, controlled air leakage and careful detailing at building junctions. These measures are supplemented by an air source heat pump, underfloor heating to the ground and first floors, low-energy lighting and the roof-mounted solar panels illustrated on the east elevation.

The proposed construction incorporates the following measures:

- Ground floor: concrete slab construction with rigid 150mm PUR insulation, perimeter insulation and screed incorporating water-based underfloor heating.
- External walls: cavity masonry construction incorporating 100 mm PUR insulation, with insulated cavity closers around openings.
- Sloping roof areas: 150 mm PIR insulation between rafters and a continuous 50 mm PIR layer beneath, with a coordinated airtightness and vapour-control layer.
- Horizontal ceilings beneath unheated roof spaces: 500 mm mineral-fibre insulation quilt, with continuity maintained at ceiling edges and junctions.
- Windows: pebble-coloured uPVC frames with double-glazed, low-emissivity, argon-filled sealed units.
- External doors: insulated doorsets with effective perimeter weather seals and the pebble-coloured finish specified in Section 4.

Insulation continuity will be maintained at external wall and floor junctions, eaves, roof slopes, window reveals, lintels and door thresholds. Junctions between the dwelling and unheated garage accommodation will be insulated and sealed to limit heat transfer and uncontrolled air movement.

The dwelling has a design air-permeability target of no greater than 4 $m^3/(h \cdot m^2)$ at 50 Pa. A continuous air barrier, sealed service penetrations and carefully formed junctions will support this

target, with the completed dwelling subject to air-pressure testing. Purpose-provided ventilation will maintain indoor air quality and remove moisture without relying on uncontrolled leakage through the building fabric.

An air source heat pump will provide space heating throughout the dwelling and domestic hot water through an insulated storage cylinder. Water-based underfloor heating will serve both the ground and first floors, providing a large heat-emitting surface suited to low-temperature operation. The system will incorporate weather compensation, programmable time controls and independently controlled heating zones to match heat delivery to room demand.

Heat-pump capacity and heating outputs will be established from room-by-room heat-loss calculations, coordinating the building fabric, floor construction and distribution system. Heating and hot-water pipework will be insulated to minimise distribution losses. Whole-dwelling energy performance will be demonstrated through the applicable Building Regulations energy assessment.

Roof-mounted solar panels form part of the submitted architectural design and provide an on-site renewable-energy contribution. Low-energy LED lighting will be installed throughout the dwelling.

Water-efficient taps, showers and dual-flush WC cisterns will reduce potable-water consumption. The combined fittings specification will meet the applicable Building Regulations water-efficiency requirement.

Dedicated space within the residential plot will accommodate refuse and recycling receptacles. Construction waste will be managed through accurate material ordering, protection of stored materials, segregation of recyclable waste and removal by authorised waste contractors.

Together, the insulated envelope, controlled airtightness, air source heat pump, underfloor heating and solar panels provide an integrated approach to reducing operational energy demand and supporting efficient occupation of the proposed home.

8. Access

The proposed dwelling will have approximately 154 m² of driveway and parking space, accommodating a minimum of three cars within its residential plot. The forecourt provides space for parking and manoeuvring, with the shared approach retained for access to both properties. Parking spaces will be arranged to keep the shared driveway and pedestrian approach clear.

The driveway and connected paths will use the permeable paving specified in Section 4. The pavement construction incorporates an impermeable liner, storage sub-base and underdrainage suitable for the reported clay ground. Its drainage connection forms part of the surface-water arrangement described in Section 13 and FSWDR-001. Finished levels and entrance drainage will prevent uncontrolled runoff onto Meadowcroft Road or adjoining land.

The principal entrance faces the internal approach, providing an identifiable point of arrival and a direct pedestrian connection between the parking area and the dwelling. The detailed entrance approach and threshold construction will incorporate the access provisions required for the new home.

The development introduces traffic associated with one additional household, using the established residential access. The single-dwelling proposal limits the intensity of additional movements, while the on-site parking provision accommodates residents' and visitors' vehicles within the plot.

The access arrangement retains the existing highway connection, provides dedicated parking within the proposed residential plot and maintains continued access to The Old Vicarage. It supports the operation of both homes within the subdivided holding.

9. Scale & Massing

Overall Scale and Form
The proposed development comprises one detached, five-bedroom self-build dwelling arranged over two principal storeys, with additional accommodation contained within the pitched roof. The occupied roof level forms part of the assessment of the building's overall height, massing and relationship with neighbouring development.

An attached garage and utility wing forms a lower element alongside the main house. The difference in roof heights establishes a clear hierarchy between the principal accommodation and the subordinate wing, providing variation in the building's profile and a transition towards the surrounding external space.

The surrounding residential area contains a varied mix of older and more recent properties, ranging from single-storey dwellings to buildings of three storeys. The proposal responds to this context through traditional domestic forms, articulated elevations and substantial external space around the building.

Subdivision of the Existing Holding
The existing residential holding extends to approximately 3,110 m². The proposal subdivides this land into two residential plots:

Residential Plot	Area
Proposed dwelling plot	1,340 m²
Retained Old Vicarage plot	1,770 m²
Combined holding	3,110 m²

The proposed dwelling plot represents approximately 43.1% of the existing holding. Approximately 56.9% remains associated with The Old Vicarage, which consequently retains the larger of the two residential plots.

The subdivision provides two defined domestic plots, each associated with an individual dwelling. The retained Vicarage continues to benefit from substantial grounds, while the new dwelling occupies a separate plot with its own parking and external amenity provision.

Dwelling Footprint and Plot Coverage
The proposed dwelling footprint is approximately 186 m². Against the proposed 1,340 m² plot, this represents footprint coverage of approximately 13.9%:

186 m² ÷ 1,340 m² × 100 = 13.9% - Very Low Development Ratio

Approximately 1,154 m², or 86.1% of the proposed plot, lies outside the dwelling footprint. This low ground coverage is a positive indicator of the space available around the building and supports a layout incorporating parking, gardens, landscaping and separation from surrounding development.

The percentage describes ground-level footprint coverage. The assessment of scale also considers the complete building, including its roof accommodation, projecting features, lower wing and relationship with neighbouring windows and gardens.

External Area Provision
The supplied external-area figures identify:

Element	Area
Proposed residential plot	1,340 m²
Dwelling footprint	186 m²
Driveway and parking area	154 m²
Specifically identified private garden area	95 m²

The driveway, parking and specifically identified private garden form part of the land outside the dwelling footprint.

These figures identify particular components of the proposed plot rather than a complete classification of every external area. Drawing TOV-BM-008 separately identifies retained grassed areas, boundary vegetation, paving and other external spaces. The statement therefore distinguishes the total plot area, building footprint, vehicular area and identified private garden without treating all unbuilt land as usable garden.

Amount and Arrangement of Accommodation

The proposed dwelling contains:

- Ground-floor entrance and circulation accommodation;
- Kitchen and dining accommodation;
- Living room and snug;
- Ground-floor WC;
- Utility accommodation;
- Attached garage;
- Four first-floor bedrooms with associated bathroom, en-suite and storage accommodation
- A master-bedroom suite within the pitched roof.

The roof-level master suite is accessed internally and remains an integral part of the dwelling. The accommodation is arranged for occupation by one household. No independent residential unit or subdivision of the house is proposed.

Position and Orientation
The dwelling is positioned within the western garden of The Old Vicarage and addresses the internal approach from the existing driveway. It is set behind the Meadowcroft Road frontage and uses the established site entrance.

The garage and utility wing is attached to the principal house, concentrating the accommodation within one architectural composition and retaining external space elsewhere within the plot.

The relative positions of the proposed dwelling retained Vicarage and neighbouring properties are illustrated on the revised dimensioned landscaping plan. The residential relationships are assessed in Section 10 by reference to the relevant elevations, windows, separation distances and room uses.

Parking and Manoeuvring
Approximately 154 m² is allocated to driveway and parking provision, accommodating a minimum of three cars within the proposed plot. This provision is identified within the external parking arrangement and does not depend upon counting the attached garage as one of the three spaces.

The forecourt accommodates parking, vehicle manoeuvring and pedestrian movement. The arrangement will keep the shared approach clear and maintain access to both the proposed dwelling and The Old Vicarage.

The provision of parking within the plot limits reliance on Meadowcroft Road for residents' and visitors' parking.

10. Overlooking & Impact

Residential Amenity and Design Approach
The proposal has been arranged to protect the privacy and living conditions of neighbouring occupiers while providing a suitable residential environment for the proposed dwelling and retained Old Vicarage. The assessment considers separation distances, the use and orientation of facing rooms, window positions, building height, roof accommodation and private garden relationships.

The principal neighbouring relationships are with The Old Vicarage, The Beeches, The Lodge/Lodge 2 and Nos. 6 and 7 Vicarage Hill. The property-specific separation schedule provides the main numerical basis for assessing these relationships.

Policy H6 of the Copeland Local Plan 2021–2039 requires privacy to be protected through distance or good design, acceptable sunlight and daylight conditions, and avoidance of unacceptable overbearing effects. The layout responds through the positioning of the dwelling, substantial individual plots, a lower attached garage wing and defined private boundaries.

Separation-Distance Benchmarks
The assessment uses the following established benchmarks:

- 21 m between directly facing habitable-room windows or elevations containing those windows.
- 12 m between a habitable-room elevation and a directly facing blank or gable elevation. Relationships involving non-habitable-only openings are assessed according to their actual arrangement and privacy characteristics.

These distances are applied to the relevant facing elevations and openings. Building corners, roof outlines and distances to plot boundaries are different measurements and are not substituted for the relevant residential separation.

Bedrooms, living rooms, dining rooms and combined kitchen/dining accommodation are treated as habitable accommodation. A combined kitchen/dining room is not classified as non-habitable simply because it includes a kitchen.

Property-Specific Separation Schedule
The supplied window/elevation relationship schedule identifies the following distances:

Building	Separation Distance	Relationship	Benchmark
Vicarage	12.4m	Non-Habitable to Habitable	12m
The Beeches	34m	Habitable to Habitable	21m
The Lodge	14.8m	Non-Habitable to Habitable	12m
7 Vicarage Hill	16.8m	Non-Habitable to Habitable	12m
6 Vicarage Hill	19.8m	Non-Habitable to Habitable	12m

The separation comparisons apply to the identified facing openings and elevations. The 12 m comparison is not applied to directly facing habitable-room windows merely because another opening on the same elevation serves non-habitable accommodation. The assessment includes first-floor windows, roof accommodation and relevant differences in level.

On the stated room and opening relationships, all five scheduled distances exceed the numerical benchmark applied to them. The 21 m comparison applies to the identified habitable-to-habitable relationship with The Beeches. The remaining comparisons use the 12 m benchmark on the stated non-habitable relationship basis.

The schedule distinguishes these residential relationships from other dimensions shown on the landscaping plan. Its measurements relate to the identified facing windows or elevations rather than every point along the respective buildings.

Relationship with The Old Vicarage
The revised landscaping plan TOV-BM-008 identifies a dimension of approximately 12.40558 m towards The Old Vicarage, reported as approximately 12.4 m in the separation schedule.

On the scheduled non-habitable-to-habitable relationship, this exceeds the 12 m benchmark by approximately 0.4 m. The retained Vicarage also continues to occupy its own substantial 1,770 m² plot.

The new inter-plot boundary establishes separate private gardens. The privacy assessment rests principally on the building and opening arrangement, supplemented by enclosure at garden level.

Relationship with The Beeches
The scheduled habitable-to-habitable separation is approximately 34 m. This exceeds the 21 m benchmark by approximately 13 m and provides a substantial margin above that comparison distance.

This is the identified relationship where the more demanding habitable-to-habitable benchmark applies. The separation provides a strong numerical basis for protecting privacy between the relevant facing accommodation.

Relationship with The Lodge/Lodge 2
The scheduled separation is approximately 14.8 m on a non-habitable-to-habitable basis. This exceeds the applied 12 m benchmark by approximately 2.8 m.

The assessment concerns the relevant facing elevation and opening arrangement, together with the position of the lower garage wing and the external space between the properties.

Relationships with Nos. 6 and 7 Vicarage Hill
The scheduled non-habitable-to-habitable distances are approximately 16.8 m to No. 7 Vicarage Hill and 19.8 m to No. 6 Vicarage Hill.

These exceed the applied 12 m benchmark by approximately 4.8 m and 7.8 m respectively. Both relationships therefore provide a clear numerical margin above that benchmark on the stated opening classifications.

Window Treatment and Upper-Floor Privacy
Bathroom, en-suite and WC windows will incorporate obscure glazing to privacy level 5. This provides additional privacy to non-habitable accommodation.

The classification of each facing elevation follows the rooms and openings shown on the application drawings. Obscure glazing to an individual bathroom window does not change the classification of another window serving habitable accommodation on the same elevation.

Upper-floor windows and rooflights are included in the assessment because the roof accommodation forms part of the occupied dwelling. The proposal includes no balconies, roof terraces or elevated external seating platforms. External recreational space is provided at garden level.

Gardens and Boundary Enclosure
The proposed dwelling and retained Vicarage have separate residential plots and garden areas. Existing perimeter hedges and fencing remain where identified on TOV-BM-008, with a new 2 m high hit-and-miss timber fence defining the inter-plot boundary.

These features provide domestic enclosure and supplement the separation of the buildings. Boundary fencing and seasonal vegetation are not relied upon as the sole means of protecting privacy from upper-floor accommodation.

Suitability of the Plot and Development Intensity
The proposed dwelling occupies a plot of approximately 1,340 m², with approximately 1,770 m² retained around The Old Vicarage. The existing house therefore retains the larger residential plot.

The approximately 186 m² dwelling footprint represents ground coverage of approximately 13.9%, leaving approximately 86.1% of the proposed plot outside that footprint. This supports substantial external space around the building and a layout accommodating one additional home within the western garden.

The low coverage is considered alongside the separation schedule, complete building form and neighbouring relationships. Together, these provide a more meaningful assessment of development intensity than plot coverage alone.

Outlook, Daylight and Building Presence
The separation between buildings and the external space retained around them provide relief between the proposed dwelling and neighbouring homes. The attached garage and utility wing forms a lower element alongside the principal house, reducing the extent of the main-height elevations.

The assessment includes the full roof profile and occupied roof accommodation. The privacy benchmarks provide evidence concerning facing residential relationships; they are not presented as a calculation of daylight or overshadowing.

The combination of substantial individual plots, an articulated principal building, a lower attached wing and the scheduled separation distances supports a proportionate relationship with the surrounding residential development.

Overall Amenity Assessment
The principal numerical finding is that the approximately 34 m habitable-to-habitable relationship with The Beeches exceeds the 21 m benchmark, while the four scheduled non-habitable-to-habitable relationships exceed the applied 12 m benchmark.

On those stated relationships, the layout provides a positive basis for protecting residential privacy. The separation distances, window treatment, absence of elevated outdoor amenity areas and defined private gardens together support a good-neighbourly arrangement for the proposed dwelling, retained Vicarage and adjoining properties.

11. Environmental and Geological

Site Conditions and Supporting Assessment
The proposed dwelling is located within the established domestic grounds of The Old Vicarage. Ground conditions, potential contamination and the surrounding mining legacy are considered in the accompanying Coal Mining, Ground Conditions and Contamination Planning Statement, reference CMGCCPS-001.

The applicant reports a local trial hole encountering heavy clay in which water did not soak away. This observation informs the non-infiltrating drainage strategy. It does not establish contamination status, foundation bearing capacity, seasonal groundwater conditions or the absence of mining influence.

The desktop assessment has not established an overriding ground-related constraint to the proposed residential development. Its findings are preliminary: the statement records outstanding plot-specific records checks and site observations and does not certify the ground as uncontaminated or free from mining influence.

The development will follow the assessment's risk-based approach, coordinating the ground model with the proposed building, gardens, drainage, retained trees and construction design. Identified hazards will be addressed according to their nature and significance.

Ground Conditions, Mining and Foundation Design
Foundation design will be undertaken by the responsible competent designer using ground information appropriate to the proposed dwelling. The design will account for bearing conditions, settlement, groundwater, retained trees, potential volume change and any relevant mining influence.

The foundation solution will be selected from the engineering evidence. This statement does not prescribe a raft or reinforced strip foundation before the necessary design information is established.

Foundation excavations will be inspected and recorded before concrete placement or concealment, including the formation depth, exposed strata and any unexpected ground conditions. Building Control inspections will form part of the statutory inspection process; responsibility for designing the foundations remains with the appointed designer.

The groundworks contractor will maintain a written and photographic record of exposed formations. This construction watching brief supplements the supporting ground assessment and does not replace investigation of an identified credible hazard.

Unexpected Contamination or Ground Conditions
Before excavation begins, the site supervisor will brief groundworkers on the unexpected-ground-conditions procedure.

If excavation reveals strongly stained or odorous soil, ash, suspect asbestos-containing material, buried containers, unusual fill, voids, possible mining features or unexpected water:

- Work will stop in the affected area.
- The area will be secured, with measures taken to prevent exposure, material movement and contaminated runoff.
- The site supervisor and responsible environmental or geotechnical specialist will be notified.
- The location, depth, appearance and extent of the discovery will be recorded.
- Cumberland Council's relevant planning and environmental health officers will be informed where the discovery affects the site assessment or proposed development.

- A suspected coal-mining feature will be referred promptly to the Mining Remediation Authority. It will not be entered, probed, filled or disturbed without specialist direction.

Affected work will resume only after the finding has been assessed and the necessary treatment and verification arrangements have been established. Any investigation or remediation will be directed at the identified risk.

Imported soil will have traceable provenance and evidence of suitability for its intended residential use.

Radon and Ground Gas
The UKHSA/BGS address report dated 9 October 2026 records the searched property as outside a radon Affected Area, with an estimated 0–1% probability of exceeding the Action Level. It identifies no radon-protection requirement at that searched location.

The report includes qualifications concerning redevelopment and the applicability of address-based screening. Those qualifications remain relevant to the proposed new dwelling. The result is not presented as a comprehensive assessment of methane, carbon dioxide or mine gas.

Construction Environmental Management
The principal contractor will incorporate the environmental controls below into the Construction Phase Plan and task-specific risk assessments and method statements.

The site supervisor will check housekeeping, dust suppression, noise-generating activities, waste storage, road cleanliness and pollution controls throughout construction. Any identified deficiency will be corrected promptly.

Noise and Vibration
Noise-generating construction activities will be confined to 08:00–17:00 Monday to Friday, excluding public holidays.

Plant will be maintained in good working order, unnecessary engine idling will be avoided, and equipment will be positioned to reduce disturbance to neighbouring homes. Lower-vibration methods will be used where practicable, with particularly disruptive operations kept to the shortest practicable duration.

Air Quality and Dust
Dust will be controlled at source through suitable cutting methods, local extraction and controlled dampening. Fine materials and dusty stockpiles will be covered or otherwise contained, and vehicle movements will be managed to limit dust generation.

Water used for suppression will be limited to the quantity needed to control dust. Runoff will be contained to prevent sediment entering drains, neighbouring land or the highway.

Operatives will use task-appropriate protective equipment, including respiratory protection where required by the relevant risk assessment.

Road Cleanliness
Construction traffic will use the established site entrance. Vehicles will be checked before leaving, and mud or debris deposited on Meadowcroft Road will be removed promptly using suitable cleaning methods.

Materials, skips and plant will be stored within the site, keeping the shared approach and highway clear.

Waste and Hazardous Materials
Waste will be segregated and securely stored, with reuse and recycling prioritised where lawful and suitable.

Waste leaving the site will be correctly classified, transferred by appropriately registered carriers and taken to authorised receiving facilities. Waste transfer notes and hazardous-waste consignment documentation will be retained as applicable.

Suspected hazardous materials will be isolated and assessed before disturbance. Removal will be undertaken by competent contractors using the necessary controls. Waste will not be burned or buried on site.

Surface Water, Watercourses and Groundwater
Operational foul and surface-water arrangements are addressed in Section 13 and drawing TOV-BM-007.

During construction, clean runoff will be kept separate from contaminated or sediment-laden water. Concrete washout, fuels, oils and chemicals will be contained within designated areas protected against leakage and runoff.

Contaminated water, concrete washings and sediment-laden runoff will not be discharged into surface-water drains, watercourses or onto neighbouring land. Collection, treatment and disposal arrangements will reflect the nature of the water and the permissions applicable to its discharge or removal.

The proposal includes no direct works to a watercourse. Construction controls will protect the wider water environment, including Lingla Beck, from sediment and pollution arising from the development.

Overall Environmental Approach
The proposal combines the supporting ground-risk assessment with defined construction controls, responsible foundation design and procedures for unexpected discoveries. This provides a proportionate framework for protecting neighbouring occupiers, construction workers, future residents and the surrounding environment.

12. Ecology, Trees and Biodiversity Net Gain Exemption

Existing Ecological Context
The proposed dwelling plot extends to approximately 1,340 m² within the established residential grounds of The Old Vicarage. The site contains managed lawn, garden planting, established trees, boundary vegetation and existing domestic hardstanding.

The submitted photographs illustrate this garden setting and the contribution made by established vegetation to its character. Trees and boundary planting also provide potential shelter, nesting, feeding and movement opportunities for wildlife.

The proposal retains the perimeter vegetation identified on drawing TOV-BM-008 and incorporates replacement planting and wildlife features within the completed residential layout.

Proposed Tree Removal
Three trees are proposed for removal:

Reference	Description	Proposed treatment
T1	Conifer	Remove and replace through the planting scheme
T2	Conifer	Remove and replace through the planting scheme
T3	sycamore (Acer pseudoplatanus)	Remove and replace through the planting scheme

The applicants identify these trees as outside the existing TPO group. Their positions and protection status will be recorded against the legal TPO plan, rather than inferred from canopy positions in aerial photographs.

The removal case will address each tree's condition, remaining contribution, relationship with the proposed development and potential for retention. The absence of an existing TPO is not presented as evidence that a tree lacks landscape or ecological value.

Retained trees, including those within the protected group, will be safeguarded during construction. Protective measures will address rooting areas as well as trunks and crowns, with excavation, storage, vehicle movements and changes in ground level coordinated accordingly.

Replacement Planting
Six replacement trees will be planted within the proposed residential plot, providing two new trees for each tree removed.

The proposed planting comprises:

Species	Quantity	Planting stock
Rowan — *Sorbus aucuparia*	2	Young transplants, 90–120 cm high
Silver birch — *Betula pendula*	2	Young transplants, 90–120 cm high
Holly — *Ilex aquifolium*	2	Container-grown plants, 60–90 cm high
Total Trees Replanted	**6**	

The mixed native planting will introduce variation in tree form, seasonal interest and evergreen cover. Positions will accommodate mature growth without conflicting with buildings, drainage, underground services, access or the rooting areas of retained trees.

Planting will be completed during the first suitable planting season following completion of the dwelling. Trees will be appropriately supported, protected, mulched and watered during establishment.

For five years following planting, any replacement tree that dies, is removed, or becomes seriously damaged or diseased will be replaced during the next suitable planting season with the same species and an equivalent planting size.

The planting increases the number of trees by three. Newly planted trees will require time to develop, and the scheme does not claim immediate replacement of the mature canopy or habitat functions of the existing trees.

Birds and Other Wildlife
Tree and vegetation removal will be programmed outside the main bird-nesting period, normally March to August inclusive, wherever practicable. Active nests will be protected whenever they occur.

A competent check immediately before clearance will identify active nests. Where an active nest is found, the affected vegetation and an appropriate surrounding area will remain undisturbed until the nest is no longer in use.

The trees proposed for removal will also be checked for potential bat-roost features, including cavities, splits, loose bark and other suitable sheltered features. Where such features or evidence of bats are identified, an appropriately qualified ecologist will establish the assessment and protection measures required before the affected works proceed.
The aerial photograph is contextual evidence and is not relied upon to exclude protected species.

Ecological Enhancement
The completed development will incorporate:

- Six replacement native trees;
- Retention of the boundary vegetation shown on TOV-BM-008;
- One integrated bat-roost feature within the dwelling;
- Two integrated bird-nesting features, positioned away from doors, opening windows and direct external lighting; and
- A minimum 130 mm × 130 mm wildlife opening in the new inter-plot fence where it connects accessible garden habitat.

External lighting will be directed towards entrances and circulation areas, with shielded fittings and controls limiting unnecessary illumination. Light spill towards retained tree crowns, boundary vegetation and the bat-roost feature will be avoided.

These measures form part of the proposed landscape and building design. They are not presented as a calculated percentage biodiversity gain.

BNG Exemption Statement
The application seeks to rely on the statutory exemption for development on a site of no more than 0.2 hectares, applicable to qualifying planning applications made on or after 6 August 2026.
The proposed dwelling plot measures approximately 1,340 m², equivalent to 0.134 hectares. This is below the 2,000 m² threshold.

The relevant statutory measurement is the complete planning-application red-line area. Access, drainage, landscaping and other land forming part of the development must be included where required. The separate 1,770 m² retained Vicarage plot is not automatically part of that measurement merely because it remains in the same ownership.

The exemption claim therefore requires:

- A measured application plan demonstrating that the complete red-line site is no greater than 2,000 m²; and
- Sufficient habitat information demonstrating that the development will not adversely affect on-site priority habitat.

The garden photographs support the description of the site but do not independently establish the absence of priority habitat. The proposed removal of three trees does not, by itself, determine whether the exemption applies.

The application relies on the small-site exemption rather than self-build status or an assumption that tree removal is ecologically insignificant. Confirmation of exemption will be supported by the measured application boundary and habitat evidence.

Overall Approach
The proposal combines retention of established boundary vegetation, assessment of the three affected trees, six replacement native trees and defined wildlife enhancements.
The BNG exemption assessment remains distinct from the consideration of tree retention, landscape character and protected species. Those matters are addressed through the design and supporting evidence whether or not the statutory BNG exemption applies.

13. Drainage Strategy

Ground Conditions and Drainage Approach
The applicant confirms that the trial hole encountered heavy clay and that water did not soak away during the trial. The proposed drainage arrangement excludes infiltration disposal and takes no credit for infiltration into the underlying ground.

The reported observation is not presented as a quantified BRE Digest 365 infiltration result.

Proposed Arrangement
The proposed dwelling has separate foul and surface-water networks within the plot.

Roof water is proposed to discharge through impermeably lined attenuation tank AT1 and flow-control chamber FC1 before joining the existing private combined sewer through chambers F2 and F1.

The proposed maximum surface-water discharge is 5.0 litres per second.

Foul drainage serves one five-bedroom dwelling and bypasses the surface-water storage and flow control.

Roof and Pavement Catchments
The supplied 186 m² building footprint is used as the preliminary roof-catchment proxy within FSWDR-001. Its roof-only screening calculation adopts an effective area of 204.6 m² after a 10% area allowance.

The approximately 154 m² driveway and parking area is a separate catchment. It uses lined permeable-pavement storage PP1 with underdrainage and a positive outlet upstream of FC1.
The pavement is excluded from the roof-only volume check, but remains included in the coordinated hydraulic assessment because it shares the controlled outlet.

Attenuation and Technical Evidence
FSWDR-001 identifies an indicative AT1 envelope of 6.00 m × 4.50 m × 0.80 m, providing approximately 20.52 m³ nominal internal storage at an assumed 95% void ratio.
That figure is a preliminary layout allowance. It is not represented as verified capacity for the critical design storm.

The drainage report addresses the destination hierarchy, receiving-system acceptance, storage, operating levels, flow control, exceedance and maintenance. The drainage drawing and supporting calculations shall use one consistent arrangement and specification.

Construction and Maintenance
The drainage installation will protect foundations, existing services and retained-tree rooting areas. Construction sediment, concrete washings and contaminated water will be prevented from entering the completed system.

The dwelling owner will maintain the private drainage installation. Inspection frequencies, maintenance actions and shared-drainage responsibilities are set out in FSWDR-001.
Detailed pipework and chamber information is provided on TOV-BM-007 rather than duplicated within this statement.

14. Local & National Planning Policy

Adopted Development Plan
The relevant adopted local planning document is the Copeland Local Plan 2021–2039, adopted by Cumberland Council on 5 November 2024. It continues to apply within the former Copeland planning area until replaced.

The principal relevant policies are:

Policy	Title
DS1	Settlement Hierarchy
DS2	Settlement Boundaries
DS4	Design and Development Standards
DS5	Hard and Soft Landscaping
DS6	Reducing Flood Risk
DS7	Sustainable Drainage
DS8	Soils, Contamination and Land Stability
H6	New Housing Development
H7	Housing Density and Mix
H11	Community-led, Self-build and Custom Build Housing
N1	Conserving and Enhancing Biodiversity and Geodiversity
N3	Biodiversity Net Gain
N14	Woodlands, Trees and Hedgerows
CO4	Sustainable Travel
CO7	Parking Standards

These references follow the adopted Local Plan’s policy numbering and titles.

Emerging Cumberland Local Plan
The replacement Cumberland Local Plan remains in preparation. Its scoping consultation ran from 14 September to 23 October 2026. Emerging policies are considered in accordance with NPPF Policy DM4, paragraph 1, concerning their preparation stage, unresolved objections and consistency with national policy.

National Planning Policy Framework
The relevant national framework is the NPPF published on 17 August 2026. Its decision-making policies apply from publication in accordance with Annex A, paragraph 1.

Principle of Development, Housing and Land Use

NPPF reference	Policy subject
Chapter 1, paragraph 3	Determination in accordance with the development plan unless material considerations indicate otherwise
Policy S3, paragraph 1	Presumption in favour of sustainable development
Policy S4, paragraphs 1–2	Principle of development within settlements
Policy HO7, paragraph 1	Weight given to providing homes that contribute towards evidenced accommodation needs
Policy L2, paragraph 1(d)(i)–(iii)	Additional development within existing residential plots, including character, living conditions, footprint and retained-land considerations
Policy L3, paragraphs 1–2 and 4	Efficient use of land and appropriate development density

These provisions establish the relevant national decision-making framework for housing and residential land use.

Design and Residential Amenity

NPPF reference	Policy subject
Policy DP3, paragraphs 1–3	Contextual design and the principles of well-designed places
Policy DP4, paragraph 2(b)–(c)	Clear approved drawings, specified materials and maintenance of design quality
Policy P3, paragraphs 1–3	Living conditions, pollution, daylight, sunlight, noise and artificial lighting

These provisions address design quality and the protection of living conditions.

Ground Conditions, Flood Risk and Drainage

NPPF reference	Policy subject
Policy P2, paragraphs 1–4	Ground suitability, contamination, instability and competent supporting assessment
Policy F4, paragraphs 1–3	Requirements for proportionate site-specific flood-risk assessment
Policy F7, paragraphs 1–2	Development safety and avoidance of increased flood risk elsewhere
Policy F8, paragraphs 1–3	Sustainable drainage, maintenance and watercourses

These provisions address environmental suitability, flood risk and surface-water management.

Ecology, Biodiversity and Trees

NPPF reference	Policy subject
Policy N2, paragraph 1(a), (c)–(g)	Environmental qualities, ecological networks, natural features, green infrastructure and wildlife enhancements
Policy N2, paragraph 2	Avoidance, mitigation and compensation for significant biodiversity harm
Policy N2, paragraph 3	Relationship between biodiversity requirements and the statutory BNG framework
Policy N3, paragraph 1	Tree provision, species selection, positioning and long-term maintenance

These provisions address ecological protection, enhancement and trees within development.

Determination, Information and Conditions

NPPF reference	Policy subject
Policy DM1, paragraph 2	Minimum necessary supporting information for non-major development
Policy DM2, paragraph 2	Proportionate additional information requirements
Policy DM3, paragraph 1	Positive and proportionate determination of development proposals
Policy DM4, paragraph 1	Weight attributed to emerging development-plan policies
Policy DM6, paragraphs 1–3	Necessity, relevance, precision, enforceability and reasonableness of planning conditions
Policy DM7, paragraphs 1–2	Relationship with separate regulatory regimes and avoidance of duplicated controls

These provisions govern the approach to application information, determination and planning controls.

15. Planning Conclusion

This application seeks full planning permission for one detached, five-bedroom self-build dwelling within the established residential grounds of The Old Vicarage, Meadowcroft Road, Frizington. The proposal retains the existing home and introduces one additional dwelling, arranged over two principal storeys with accommodation within the pitched roof and a lower attached garage and utility wing.

The Council's pre-application response PAA/23/0007 provides positive supporting advice concerning the principle of residential development. The current proposal progresses one additional home rather than the earlier two-dwelling option, providing a defined architectural scheme, separate residential plots and a coordinated landscape arrangement.

The principal positive considerations are:

- A proposed residential plot of approximately 1,340 m², with the larger 1,770 m² plot retained around The Old Vicarage.
- A dwelling footprint of approximately 186 m², representing 13.9% plot coverage, with approximately 1,154 m² outside the footprint.
- Approximately 154 m² of driveway and parking, accommodating at least three cars, together with the specifically identified 95 m² private garden area and other external spaces shown on the landscape plan.
- Use of the established highway entrance, maintaining access to both homes.
- A traditional domestic composition and specified material palette responding to the varied surrounding residential character.
- Retention of identified boundary vegetation and six replacement native trees accompanying the three proposed removals.
- An insulated building envelope, air source heat pump, underfloor heating to the ground and first floors, and roof-mounted solar panels.

The separation schedule provides a further positive basis for assessing residential privacy. The approximately 34 m habitable-to-habitable relationship with The Beeches exceeds the 21 m benchmark. On the stated non-habitable-to-habitable relationships, the scheduled distances of approximately 12.4 m to The Old Vicarage, 14.8 m to The Lodge/Lodge 2, 16.8 m to No. 7 Vicarage Hill and 19.8 m to No. 6 Vicarage Hill exceed the applied 12 m benchmark. These relationships are considered alongside window positions, building form, relative levels and private gardens.

The supplied Environment Agency information identifies the selected site location within Flood Zone 1. The proposed drainage arrangement excludes infiltration following the reported unsuccessful soakage trial in heavy clay and instead uses lined storage with controlled discharge. Section 13 and FSWDR-001 describe the proposed arrangement and its preliminary storage assessment. Ground conditions and mining are addressed within CMGCCPS-001, with the evidence limitations recorded in that statement. Tree, ecology and BNG matters are assessed separately against the application boundary and supporting information.

Taken together, the proposal presents a positive planning case for an individual self-build home within an established residential setting. Its single-dwelling layout, substantial individual plots, scheduled separation distances, defined appearance and environmental measures support its integration with surrounding development.

Having regard to the adopted Copeland Local Plan 2021–2039, the National Planning Policy Framework and the other material considerations identified in this statement, the application is advanced as a proportionate and contextually appropriate form of residential development. Planning permission is respectfully sought for the defined scheme on the basis of the coordinated application drawings and supporting technical evidence.

The applicants seek approval during determination of the layout, elevations, external materials, boundary treatments, landscaping, ecological enhancements, access and drainage details forming part of the application.

Where those details are accepted, any necessary implementation condition should identify the relevant approved drawing or specification. An additional requirement to resubmit the same accepted detail would not resolve a further planning issue.

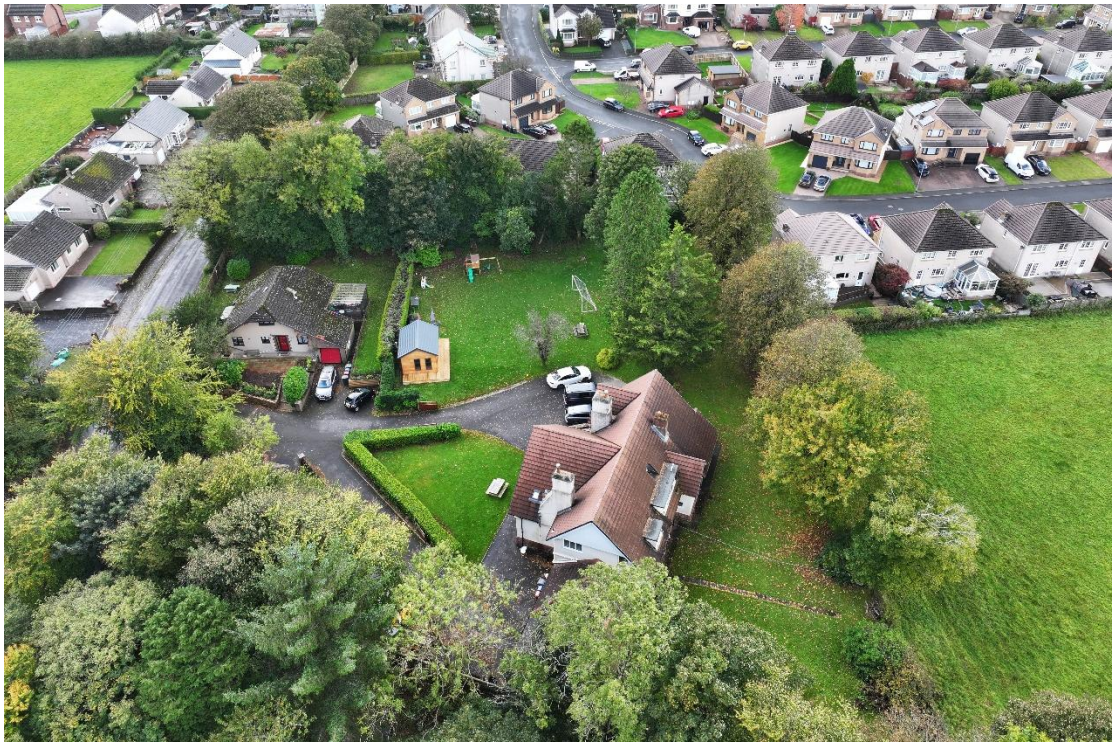
Any outstanding matter necessary to establish the development’s acceptability should be identified and addressed during determination wherever practicable. Conditions requiring subsequent approval should be confined to matters for which that further approval is demonstrably necessary, precise, relevant and reasonable.

16. Appendices

Photograph 1 – Aerial site view South to North



Photograph 2 – Aerial site view North to South



Photograph 3 – Aerial site view East to West



Photograph 4 – Aerial site view West to East



Photograph 5 – Aerial Plan View – 120m



Photograph 6 – Aerial Plan View – 60m



Fig 3 - Copeland Borough Council – Pre-Planning Advice Application - PPA/23/0007

Copeland borough council

Proud of our past. Energised for our future.

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Mr Bradley Macleod
The Old Vicarage
Meadowcroft Road
Frizington
CA26 3SU

Please Contact: Chloe Unsworth
Officer Tel No: 01946 598537
My Ref: PAA/23/0007
Date: 31 March 2023

Dear Sir/Madam

REQUEST FOR PRE-APPLICATION ADVICE

REFERENCE NUMBER: PAA/23/0007
RE: ERECTION OF NEW DWELLING
AT: THE OLD VICARAGE, FRIZINGTON

I refer to your request for pre-application advice which was received on 30th January 2023. Apologies for the delay in sending you a response.

I have now had an opportunity to review the site on the Councils GIS mapping system and the information submitted as part of the enquiry. I would advise that planning permission would be required for your proposal for the erection of two new 3-bedroomed dwellinghouses adjacent to the Old Vicarage, Meadowcroft Road, Frizington.

Copeland Local Plan 2013-2028

I would advise that the following policies within the Copeland Local Plan 2013 – 2028 relevant to this proposal are as follows:

- Policy ST1 – Strategic Development Principles
- Policy ST2 – Spatial Development Strategy
- Policy SS1 – Improving the Housing Offer
- Policy SS2 – Housing Needs, Mix and Affordability
- Policy DM10 – Achieving Quality of Place
- Policy DM11 – Sustainable Development Standards
- Policy DM12 – Standards for New Residential Developments

www.Copeland.gov.uk

POSITIVE ABOUT DISABLED PEOPLE

INVESTORS IN PEOPLE

You can access the Copeland Local Plan 2013 – 2028 using the link below. This contains details of the relevant policies listed above.

http://www.copeland.gov.uk/sites/default/files/attachments/copeland_local_plan_2013_2028.pdf

Emerging Copeland Local Plan 2021-2038 (ECLP)

The emerging Copeland Local Plan 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been subject to an examination by the Planning Inspector.

As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF.

Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the NPPF.
The following policies are relevant to this proposal:

- Strategic Policy DS1PU - Presumption in favour of Sustainable Development
- Strategic Policy DS2PU - Reducing the impacts of development on Climate Change
- Strategic Policy DS3PU - Settlement Hierarchy
- Strategic Policy DS4PU - Settlement Boundaries
- Strategic Policy DS5PU - Planning Obligations
- Policy DS6PU - Design and Development Standards
- Policy DS7PU - Hard and Soft Landscaping
- Strategic Policy DS8PU - Reducing Flood Risk Policy
- Policy DS9PU: Sustainable Drainage
- Strategic Policy H1PU - Improving the Housing Offer
- Strategic Policy H2PU - Housing Requirement
- Strategic Policy H3PU - Housing delivery
- Strategic Policy H4PU - Distribution of Housing
- Strategic Policy H5PU - Housing Allocations
- Policy H6PU - New Housing Development

- Policy H7PU - Housing Density and Mix Strategic
- Policy H8PU - Affordable Housing
- Strategic Policy N1PU - Conserving and Enhancing Biodiversity and Geodiversity
- Strategic Policy N2PU - Local Nature Recovery Networks
- Strategic Policy N3PU - Biodiversity Net Gain
- Strategic Policy N6PU - Landscape Protection

The site is identified as being located within Lingla Bank and Rheda Close Settlement Boundary and therefore the principle of residential development is acceptable in accordance with Policy ST2 of the Copeland Local Plan, which seeks to locate residential development in sustainable locations.

The provision of 3-bedroomed dwellinghouses is supported in the Strategic Housing Market Assessment Update 2021 and therefore outline planning permission is likely to be supported at Officer level, subject to the following considerations:

A Tree Preservation Order (1992) G1 (Group of trees mainly deciduous and are part of a planned ornamental garden containing several species including sycamore, lime, cherry, cedar, yew, ash and oak, with an undergrowth of rhododendrons) is located within the site along the western and northern boundary. I have attached a copy of the map for your information and a Tree Protection Plan will be required with an application submission.

Having measured the submitted Block Plan, I would question whether two properties could satisfy the separation distances of 21 metres, if the side elevation of the Old Vicarage includes habitable room windows, while maintaining suitable separation distances from the protected trees.

The site benefits from an existing vehicular access off Meadowcroft Road and a large garden to ensure suitable outdoor amenity space is provided for each property.

Any proposal should include suitable parking, turning and amenity space for each property, including the retained The Old Vicarage. The separation distances within Policy DM12 should be adhered to in order to protect the amenity of occupiers. The appearance is yet to be determined but I would advise the design of the proposed dwelling should be coherent with the character and appearance of the existing properties within the area.

I would advise you submit an illustrative layout plan to show the above can be achieved.

On this basis, I would advise you explore the above requirements and subject to this, outline planning permission which would establish the principle of development on the site is likely to be supported at Officer level in accordance with the policies set out in the adopted Local Plan.

Should you require any further information, please do not hesitate to contact me at chloe.unsworth@copeland.gov.uk

Response prepared by:	Date:
C. Unsworth Development Management – Planning Officer	31/03/2023
Response checked by: N.J. Hayhurst Head of Planning and Place	**Date:** 31/03/2023

Please note that the advice in this letter is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Fig 4 – Radon Report

UK Health Security Agency

Report of address search for radon risk

British Geological Survey

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Address searched: The Old Vicarage, Frizington, CA26 3SU
Date of report: 9 October 2026

Guidance for existing properties

Is this property in a radon Affected Area? - No

A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to be at or above the Action Level.

The estimated probability of the property being above the Action Level for radon is: 0-1%

The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels.
The result may not be valid for buildings larger than 25 metres.
If this site if for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

This report informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the UK Health Security Agency. UKHSA advises that radon gas should be measured in all properties within Radon Affected Areas.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Further information is available from UKHSA or https://www.ukradon.org

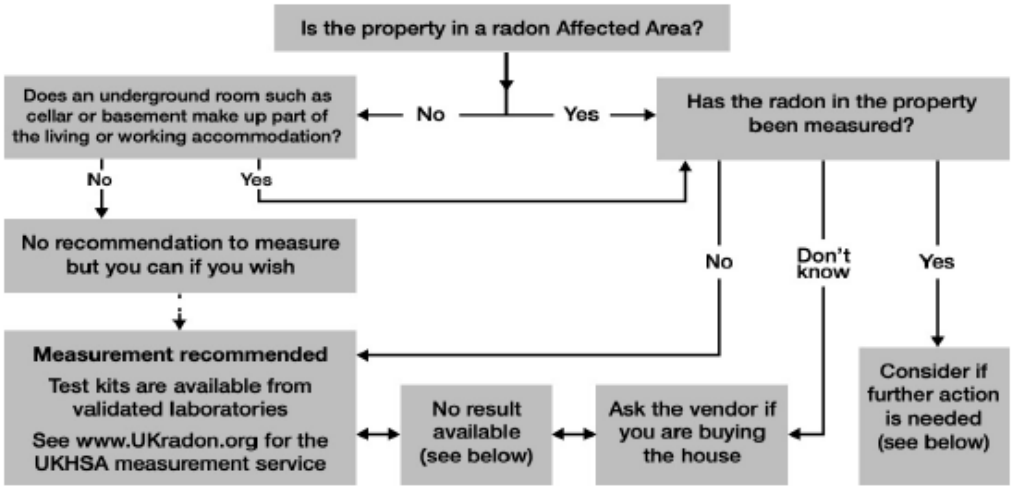
Guidance for new buildings and extensions to existing properties

What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - None

If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.

UKHSA guidance for occupiers and prospective purchases



Existing radon test results: There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can also be affected by changes in occupier. If in doubt, test again for reassurance.

Radon Bond: This is simply a retained fund, the terms of which are negotiated between the purchaser and the vendor. It allows the conveyance of the property to proceed without undue delay. The purchaser is protected against the possible cost of radon reduction work and the seller does not lose sale proceeds if the result is low. Make sure the agreement allows enough time to complete the test, get the result and arrange the work if needed.

High Results: Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m3), formal advice will be given to lower the level. Radon reduction will also be recommended if the occupants include smokers or ex-smokers when the radon level is at or above the Target Level of 100 Bq/m3; these groups have a higher risk. Information on health risks and radon reduction work is available from UKHSA. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

UKHSA designated radon website: https://www.ukradon.org
Building Research Establishment: http://www.bre.co.uk/page.jsp?id=3137

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Fig 5 – Flood Map (Environment Agency)

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
Mr Bradley Macleod	**303116/516786**	**9 October 2026 12:52**

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms

Page 1 of 2

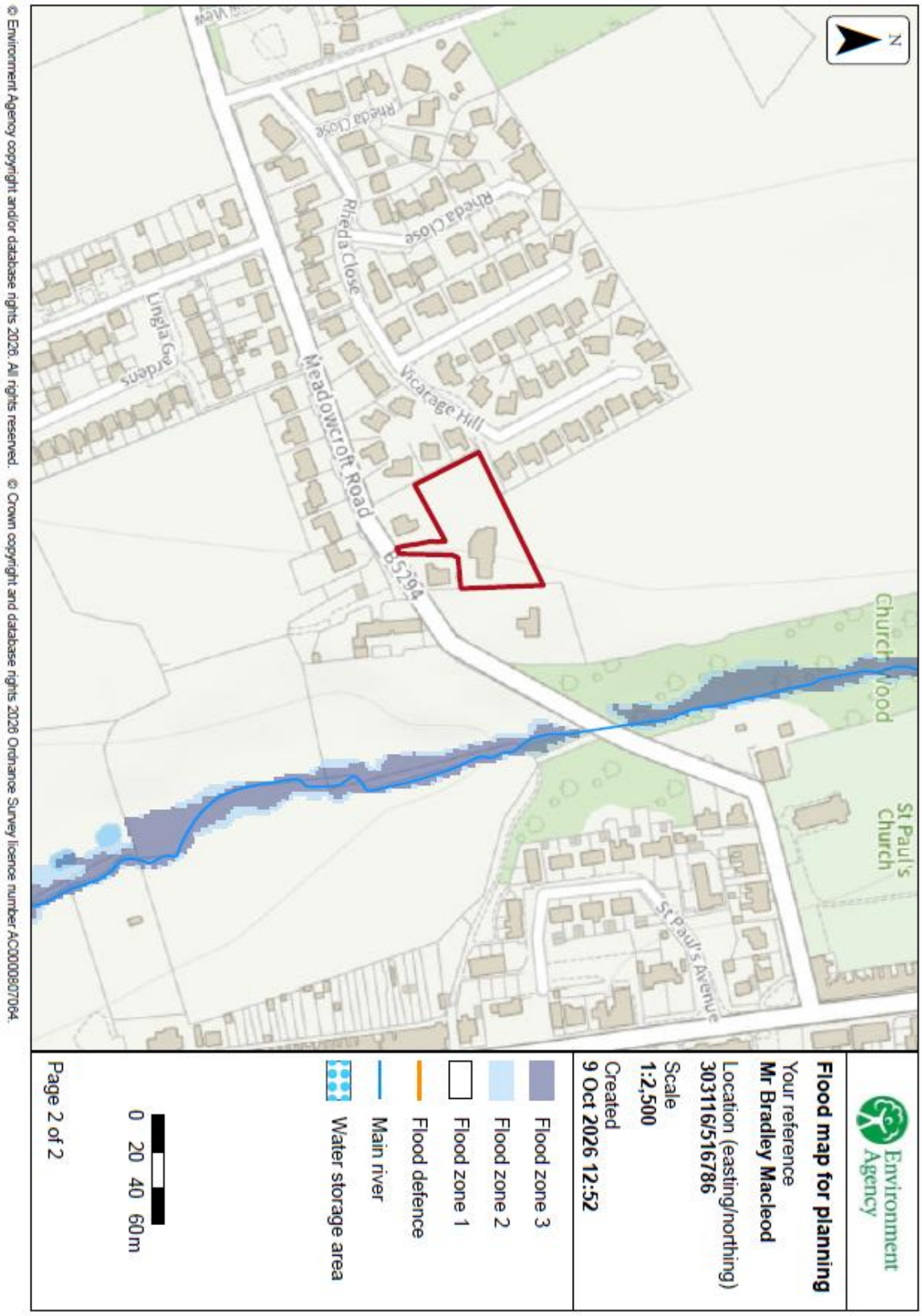

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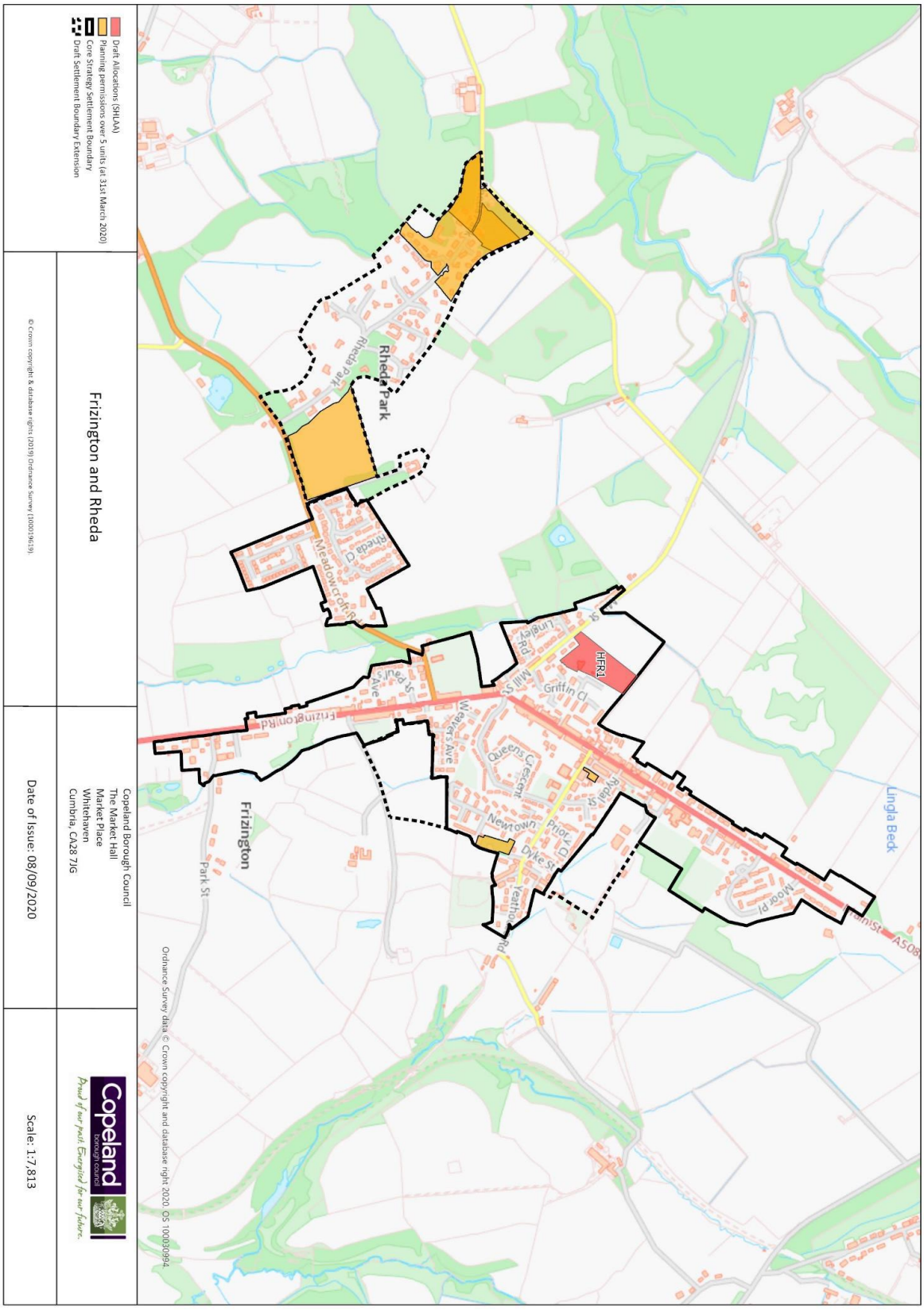
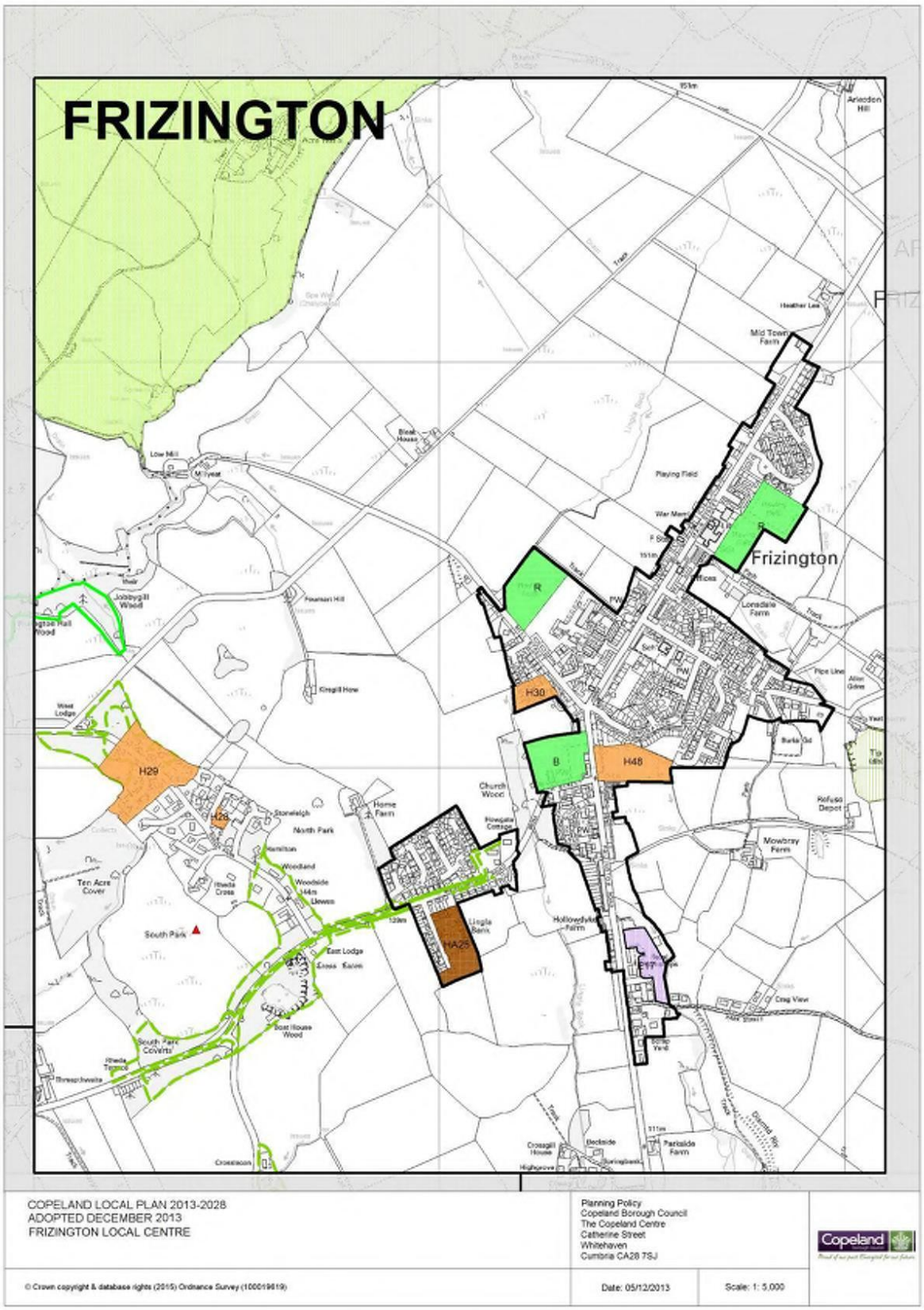
Fig 6 – Planning Settlement Map




FRIZINGTON
Frizington
H29
H26
H30
H48
HA25
R
B
COPELAND LOCAL PLAN 2013-2028
ADOPTED DECEMBER 2013
FRIZINGTON LOCAL CENTRE
Planning Policy
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria CA28 7SJ
© Crown copyright & database rights (2015) Ordnance Survey (100019619)
Date: 05/12/2013
Scale: 1: 5,000
Copeland


R
H30
B
H48
Church Wood
Home Farm
Howgate Cottage
Lingla Bank
HA25
Hollowdyke Farm
PW

Fig 8 – Proposed Materials Use

2000mm timber hit and miss fence to rear side boundaries



Marshalls Tegula Priora permeable paving, charcoal — illustrative appearance



THE END