

EDGEHILL PARK - PHASE IV, WHITEHAVEN

INTRODUCTION AND PLANNING CONTEXT

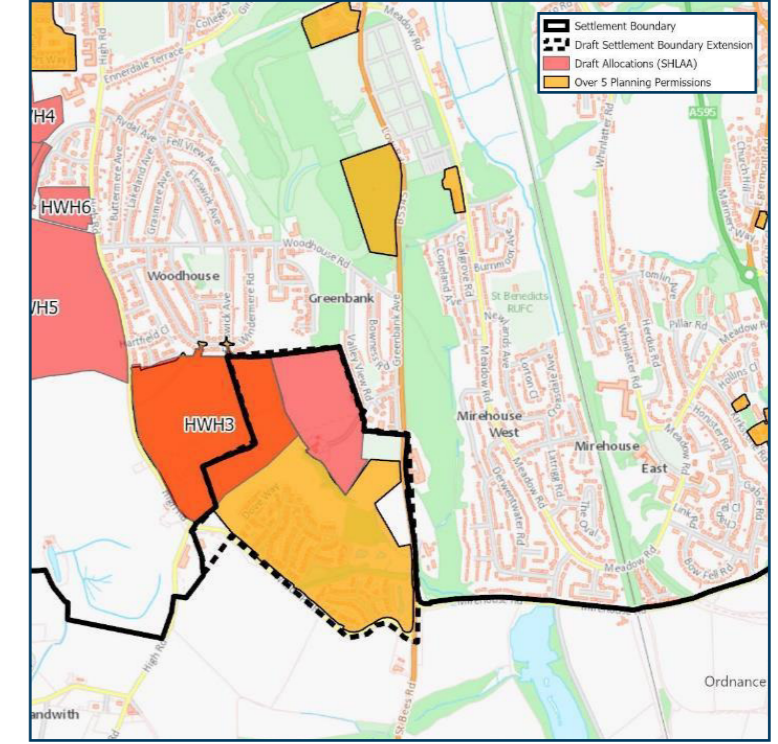
Welcome to this Community Consultation Event which relates to the proposed residential development of circa 116 units forming the next phase of Edgehill Park, Whitehaven (the site also known as Edgehill Park Phase IV). The proposal is for a mix of open market homes, affordable homes and associated infrastructure including drainage works and pond extension, landscaping, roads and pedestrian routes.

The site is a proposed Housing Allocation within the current Copeland Draft Local Plan 2021-2038 under reference HWH3.

Story Homes is currently working on a full planning application for the site and as a key element of that work, a draft layout has been prepared which is presented here for public comment.

Please take a look at this exhibition; feel free to talk

to members of our team and let us know your views, which in turn can help shape our plans. Consultation forms are available to complete here today, or you can simply email or post responses to us no later than 2nd February 2022.



Extract from the Copeland Draft Local Plan highlighting (in pink) the site's draft allocation (ref: HWH3) for approximately 120 homes

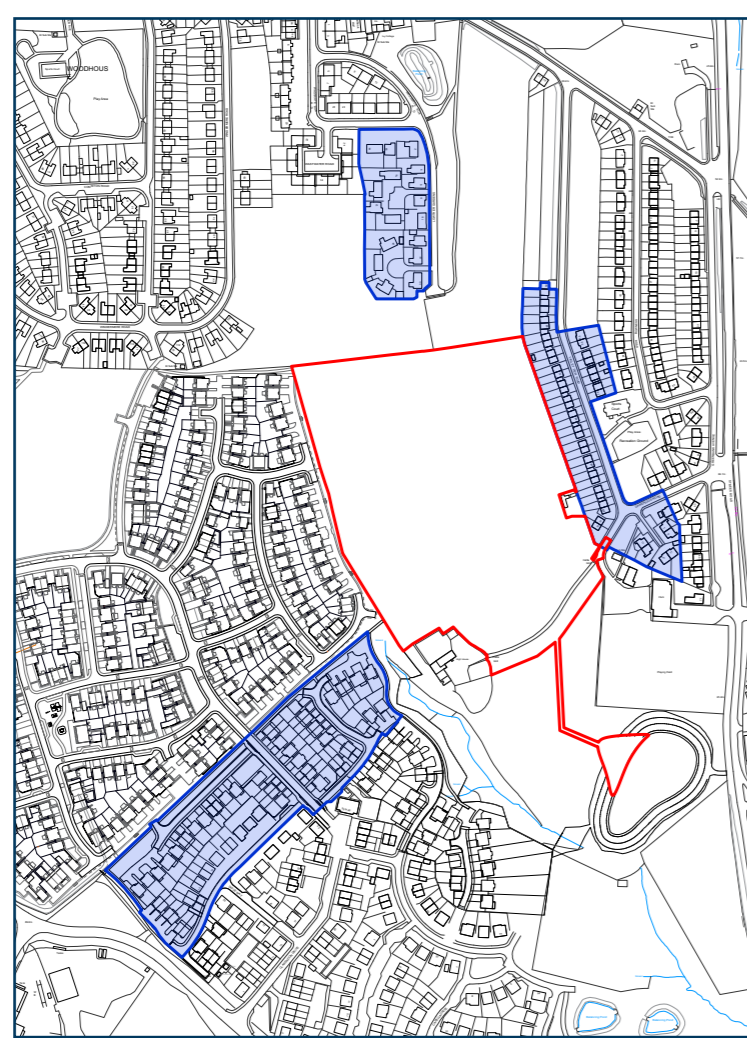
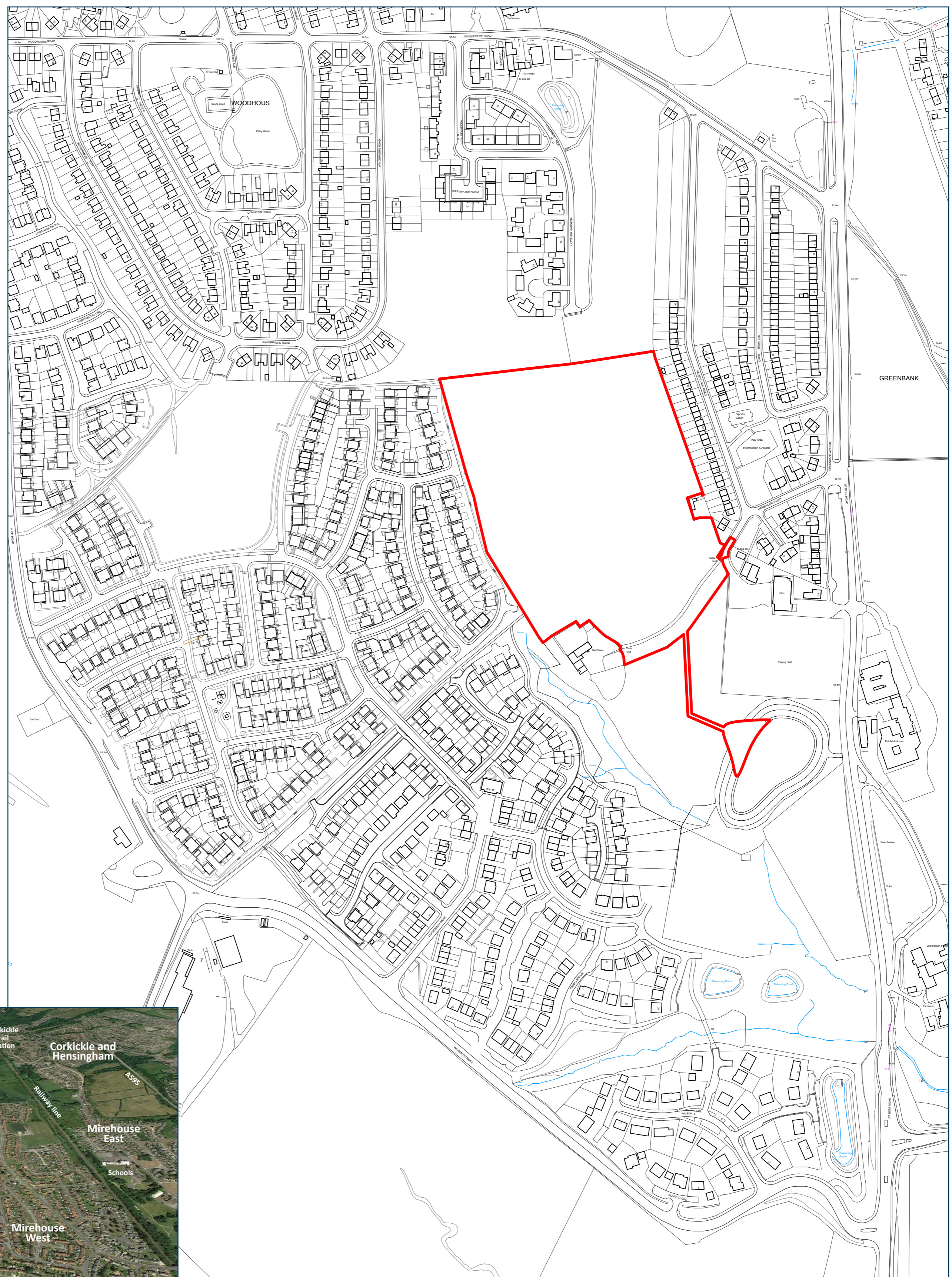


Diagram highlighting those dwellings local to the site where information about Community Consultation Event was sent



Aerial photograph highlighting key local land uses and facilities, landmarks and landscape character features (Google Earth extract)



Plan highlighting the site's location alongside the existing completed Phase II Edgehill Park development (south) and more recent Edgehill Park Phase III development (currently under construction) immediately to the west

BOARD ONE    

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SITE OVERVIEW AND CONTEXT

The proposal site extends to approximately 4.8ha and consists mainly of agricultural green fields. Importantly, the site is bounded by existing housing development to the north and east.



The Edgehill Park Phase IV site in context (Google Earth extract)



An existing track providing access to High House (which also forms a Public Right of Way (PROW)) shall be retained, with the southern extents of any proposed development forming part of Phase IV sited 15-20m up the hill and to the north (right) of the route. Recent Story Homes development completed as part of Edgehill Park Phase II is visible to the centre and left of this panoramic view

To the west of the site is the Story Homes Edgehill Park Phase III development. The proposed Phase IV development featured at this event will be accessed through Edgehill Park Phase III.

Proposals will sit well alongside existing development and a landscape buffer may be provided to the south of the development which will help screen existing properties.



Panoramic view looking east over existing homes along Valley View Road. There will be potential as part of any submitted scheme to introduce new planting across this area to help screen and filter views from existing property. Many new homes across the proposed development will enjoy extensive views towards the Lakeland fells and mountains - especially from upper floors



View looking north east towards existing homes around Gomeriggs Road and Valley View Road from the existing PROW / track which also provides access to High House



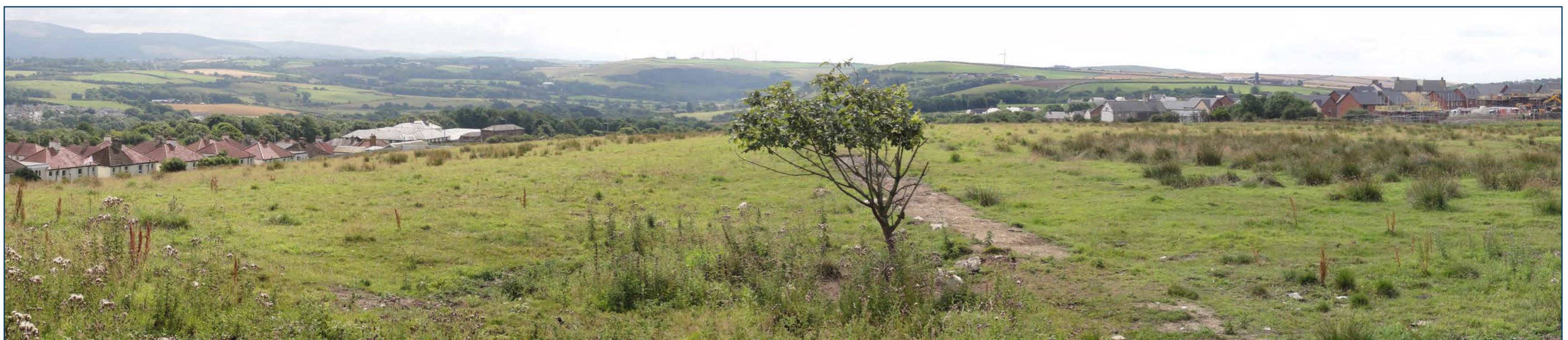
Potential for improvement to the existing PROW access, kissing gate and associated fencing



Edgehill Park Phase II under construction. The existing cross site PROW between Wilson Pit and Valley View Road will be slightly re-routed along attractive streets or through new open spaces



Extensive panoramic view looking west and north across the recently developed SUDS pond - introduced to deal with surface water drainage associated with Edgehill Park Phases II and III. Homes located towards eastern margins of Edgehill Park Phase II are visible to the left of this panoramic view. The proposed Phase IV site would be located between High House to the centre of the view and existing development at Valley View Road to the right. As part of wider proposals a new landscape buffer may be provided to the south of the proposed development which will help filter views through to any new homes alongside an extension to the existing pond and wetland area. This will be of benefit to local biodiversity



Extensive panoramic view looking east and south from the northern boundary of the proposed Phase IV development area. Whilst rooftops associated with existing homes along Valley View Road are visible to the left, High House and the new Story Homes development are visible to the right (west) of the view. There may be opportunity to provide pedestrian linkage between Lowther Gardens / Wastwater Road and the northern margins of the proposed development

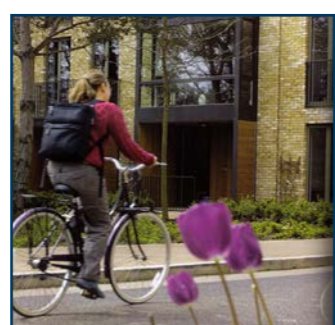
BOARD TWO    

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KEY OPPORTUNITIES AND CONSTRAINTS

An Environmental Impact Assessment Scoping Report was submitted to Copeland Borough Council in September 2021. The Borough Council responded to that request in November 2021 and confirmed that there would be no requirement for Story Homes to prepare an Environmental Statement.

However, a suite of technical studies are now being carried out to support the planning application covering matters relating to archaeology, flood risk and drainage, ground investigations, transport, ecology and trees and hedgerows.



Cycling and connectivity is a key consideration



Design cue - public open space



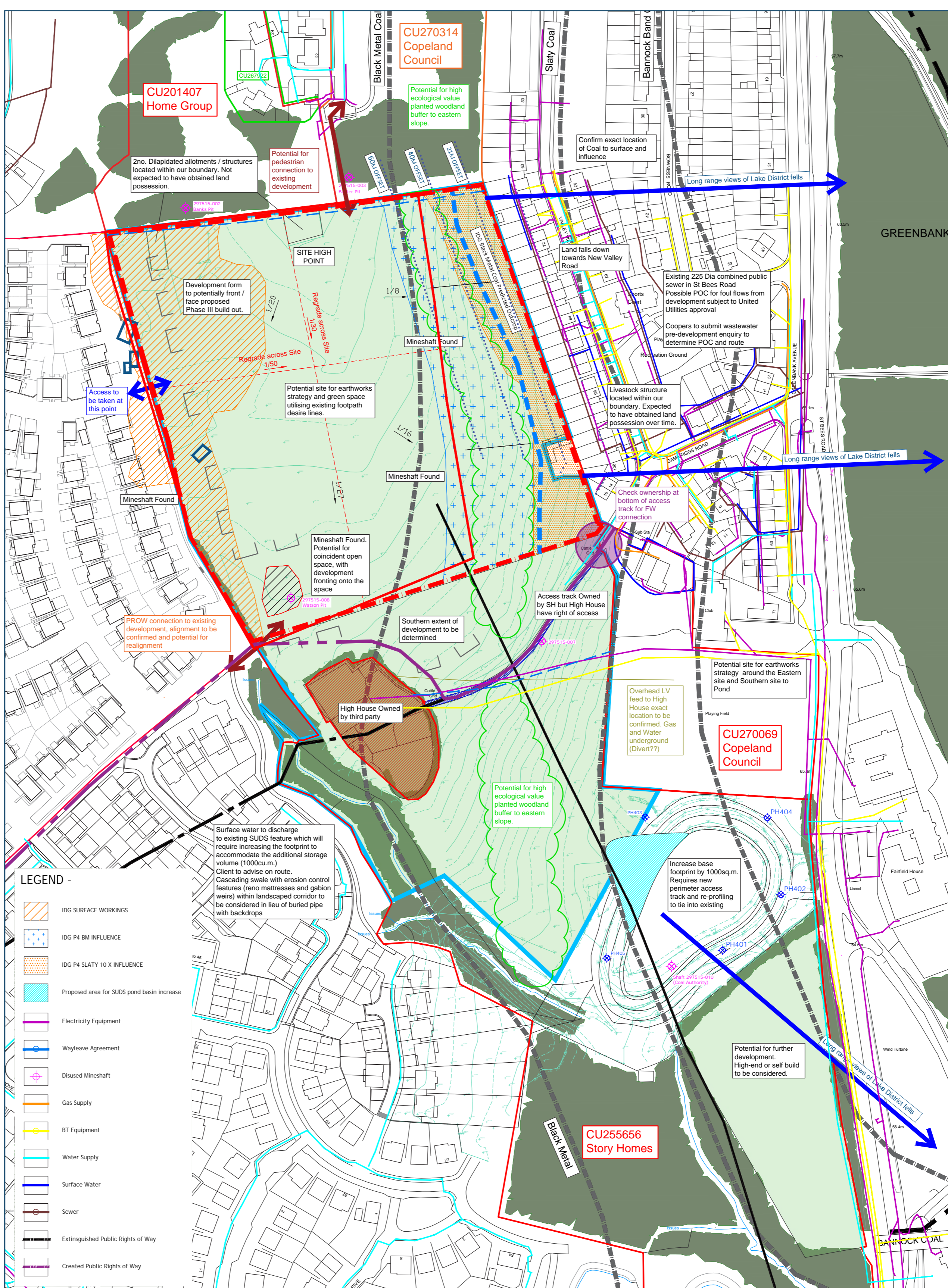
Opportunity for pedestrian connection to Lowther Gdns



View looking across the recently developed SUDS pond - introduced to deal with surface water drainage associated with Edgell Park Phases II and III.



Panoramic view looking south from a point alongside the PROW / track to High House. Proposals may necessitate extension of the existing SUDS pond whilst there may also be opportunity to introduce new planting across existing slopes down to the feature



Opportunities and Constraints mapping formulated during the project design phase in response to developing feedback and advice from the wider consultant team

BOARD THREE



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ILLUSTRATIVE MASTERPLAN

The proposed detailed planning application will establish key principles associated with the development of circa 116 homes at Edgell Park Phase IV. The final detailed site layout drawing to be submitted to Copeland Borough Council will form a crucial part of any application, defining areas for residential use, public open space, drainage and associated infrastructure.

An initial higher level Masterplan is presented below for comment, the overall design concept for which provides a direct and creative response

to the site's principal and most important characteristics (see Board Three). Proposals look to establish an attractive new place based on a strong sense of character that integrates well with the existing Story Homes development Edgell Park currently being developed to the west.

In collating proposals, careful attention has been paid to principal areas of not only built form but also the character of the local area generally. Housetypes, materials, landscaping and boundary treatments will each be carefully designed to help integrate proposals with their context and achieve a high quality overall design. Connectivity with existing access points and other local

footpaths will also ensure residents and visitors are able to easily access nearby facilities. Key streets will be well overlooked, offering good levels of natural surveillance and safe passage of movement, whilst to the south, significant areas of open space will allow views out to the local countryside beyond.



The 'Sanderson' house type, Phase II



Edgell Park Phase II sales area off Wilson Pit Road, July 2020



Development sketch / impression - looking north along the Phase IV's central 'Main Street'. Here, an attractive streetscene will be framed by elements of higher density townhouse development interspersed by good street trees. The route's rising nature and twisting alignment will contribute to an attractive streetscene

Current masterplan for the site

BOARD FOUR



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KEY DESIGN FEATURES AND PARAMETERS

Key elements of the featured Masterplan include:

- Strong gateways alongside pedestrian and vehicular arrival points from Edgehill Park Phases II and III;
- Street patterns respectful of landscape features, built form context and, importantly, topography
- A highly legible development core reminiscent of local village form. Here, some 2.5 or 3.0 storey homes finished in render or stone will offer spatial containment
- A clear street hierarchy moving from principle streets through to local streets, lanes and shared surface areas, will each help reinforce areas of differing character and density;
- A Linear Park to the west at Phase IV's interface with Phase III, a clear well overlooked route for the PROW alongside other important areas of open space and easterly screen planting will each combine to offer an attractive green infrastructure for the development;



Developing 3D model extract - looking north towards southerly margins of Phase IV, elements of existing development around Valley View Road (right) and west towards earlier development Phases (left). Phase IV's southern edge will be characterised by lower density development and larger scale homes, whilst planting to existing slopes and extension to the existing pond will each offer an attractive foreground to the development



Developing 3D model extract - overview of Phase IV from the south



Earlier Story Homes development in Stainburn using attractive, congruent materials

The development proposal will comprise a mix of 2, 3, 4 and 5 bedroom homes similar in form, size, style and quality to existing Phase 2 and emerging Phase 3 development at Edgehill Park. Proposals will also be similar in terms of materiality, form, and appearance and the layout shall respect planning guidance in accommodating sufficient separation distances between existing properties both at Edgehill Park phase 3 and along Valley View Road.



Design cue - safe streets and walks home from school, Story Homes development, Dearham

- The creation of an attractive landscape buffer to the southern edge and SUDS pond will help mitigate against landscape and residential amenity impact whilst maintaining extensive views out from the scheme.

SUMMARY AND TIMESCALES

- Planning application - Spring 2022
- Site start - Spring 2023 (subject to planning)
- First occupation - Spring 2024 (subject to planning)



Developing 3D model extract - entry point to Phase IV from the west (Phase III)



Well overlooked elements of open space, as is the case here within earlier Story Homes development, Frizington



Open space and congruent materials, Seaton



Mix of materials, and local development form, Sandwith village to the west of Edgehill Park



Initial Phases of Edgehill Park and wider development entrance off Wilson Pit Road

BOARD FIVE

