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Report from the Head of Development Management to Development Control Committee

Application number: 7/2026/2045

Application type: Full Planning application

Applicant: Ms V McClellan

Location: Whinfell Caravan Park, Low Lorton, Cockermouth, CA13 0RQ

Grid reference: 314979, 525162

Proposal: Proposed Extension of Holiday Park Including 21 Holiday Static Units & Associated Infrastructure

Report prepared by: Abigail Holt, Planner

Report agreed by: Kevin Richards, Planning Manager

Recommendation: APPROVE with conditions

1 About this report

- 1.1 The case planner has prepared this report, assessment and recommendation taking into account our policies (known as the Development Plan), written representations we have received, and any other material considerations.
- 1.2 Material considerations are things that are relevant to our decision making and which we are able to take into account – for example site specific factors, or Government planning policy (the National Planning Policy Framework) and Government planning guidance (the National Planning Practice Guidance).

- 1.3 The Development Control Committee will determine the application at its meeting having regard to the provisions of the Development Plan, representations we have received, and all other material considerations, following a verbal and visual summary of the application by the case planner and, where applicable, after hearing any verbal representations made in accordance with our Policy for Public Speaking at Meetings.
- 1.4 Most applications are decided under powers delegated to the Head of Development Management. A small number of significant or more contentious applications are considered by our Development Control Committee as set out in our Scheme of Delegation.

2 Background and proposals

- 2.1 The application is being reported to Committee because the recommendation of approval is contrary to the view from Blindbothel Parish Council and the representations received.
- 2.2 The application relates to Whinfell Caravan Park, a static caravan site west of Lorton containing 34 static caravans together with warden's accommodation and associated facilities. Permission is sought for the proposed extension of the holiday park including 21 holiday static units and associated infrastructure.
- 2.3 In 1970 a temporary planning permission was granted for a 10-year period for the siting of caravans. In 1980 planning permission was granted for use of the land as a caravan park subject to conditions (7/1980/2211). Condition 2 stipulated that no more than 22 caravans should be sited at any one time. Condition 3 stipulated that at least six pitches should be reserved for touring caravans.
- 2.4 Since 1980, there have been various applications at the site which have resulted in the physical expansion of the caravan park, increasing the number of caravans. The site also no longer hosts touring caravans. More recently,

various applications were received to replace the wardens hut with a larger manager's house though none have been approved (7/2018/2125, 7/2019/2293 and 7/2020/2264). In 2023 permission was granted to allow the occupation of the caravan site all year round (7/2023/2165).

- 2.5 There is currently an open enforcement case at the site relating to an alleged breach of condition 4 on application 7/2025/2094 and engineering operations across the land to the west of the caravan park boundary (E/2025/0302).

3 Representations

- 3.1 Blindbothel Parish Council: Object. They believe that the planning application, which would increase the number of units by 62% if approved, would be detrimental to the locality of Whinfell. They endorse an anonymous letter attached to their response. While the letter has some issues relating to management of the site, there are a number of concerns shared by the Parish Council. The letter expresses the following concerns:

- Expansion of site is inappropriate and purely to maximise profits for current owner.
- 34 caravan plots on current site are in accordance with the terms and agreement solely for private use by the owners and their family and friends. Application appears to suggest that rentals are proposed, which is not in accordance with Point 15 of the licence agreement.
- Currently, the park is discrete and only visible in winter months. Planned expansion would result in caravans being visible all year round. This type of development within the beautiful and unspoilt area in and around Lorton is out of character and unwanted.
- 7 plots currently remain unused / unoccupied during the holiday season.
- Rising annual fees and older residents will no doubt lead to further vacancies on the current site.
- Inadequate maintenance of current park: hard standing parking facilities limited / of poor standard; access road in significant need of repair; poor water supply; rubbish management concerns

- Excavation on site occurred without permission in 2022. The proposed expansion would cause further destruction, impacting wildlife habitats and corridors.
- 3.2 Local Highway Authority: No objection subject to conditions. As originally submitted, the LHA requested improvements to be made relating to cycle parking provision, sustainable travel measures and construction traffic management. The applicant subsequently provided details of covered cycle parking, visitor cycle facilities, sustainable travel information, and a Construction Phase Management Plan (CPMP) containing measures for the management of construction traffic and site operations. The Highway Authority is therefore satisfied that the proposal would not result in an unacceptable impact on highway safety or the operation of the local highway network. Proposed conditions relate to the CPMP; sustainable travel and cycle provision; and access and parking.
- 3.3 Lead Local Flood Authority: No objection subject to conditions. As originally submitted, the LLFA objected to the application on the basis of a lack of information, requiring that an amended drainage strategy be submitted. The applicant subsequently submitted the required additional information. The LLFA are satisfied that the site benefits from an established discharge route and that the outstanding matters relate to detailed design rather than the principle of drainage. The LLFA considers that these matters can be appropriately secured through the standard pre-commencement surface water drainage condition.
- 3.4 Natural England: No objection subject to appropriate mitigation being secured. Natural England considers that without appropriate mitigation the application would have an adverse effect on the integrity of River Derwent & Bassenthwaite Lake Special Area of Conservation. In order to mitigate these adverse effects and make the development acceptable, the following mitigation measure is required: a package treatment plant designed to achieve biological phosphorus removal, to avoid adverse effects on the

integrity of the SAC. We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

3.5 Six letters of objection have been received, which raise the following concerns:

- Increased visual impact of caravans
- Light pollution
- Transportation of new caravans through village would impact verges
- Scale of development is too large, impact on local character
- Disturbance to wildlife
- Internal access to new site does not appear stable to heavy vehicles
- Use of concrete bases would increase runoff down track
- Possible pollution to River Cocker
- Noise pollution and intrusion on neighbouring caravans during construction would be unacceptable

4 Development plan policies and other relevant guidance

4.1 The relevant Development Plan comprises:

- The Lake District National Park Local Plan 2020-2035

4.2 The following Lake District National Park Local Plan policies are relevant to this application:

- Policy 01: National and international significance of the Lake District
- Policy 02: Spatial strategy
- Policy 03: Development and flooding
- Policy 04: Biodiversity and geodiversity
- Policy 05: Protecting the spectacular landscape
- Policy 06: Design and development
- Policy 18: Sustainable tourism and holiday accommodation

- Design Code Supplementary Planning Document

4.3 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied.

Development plan policies materially inconsistent with NPPF policies should be given very little weight. The following NPPF decision-making policies are relevant to the determination of this application:

- DM3: Determining development proposals
- S5: Principle of development outside settlements
- DP3: Key principles for well-designed places
- N4: Protected Landscapes
- HE8: World Heritage Sites

4.4 There is no community plan in this area.

5 Main issues and assessment

5.1 The main issues in this assessment are:

- Principle
- Character and appearance of the area
- Highways and access
- Flood risk
- Pollution control
- BNG
- Trees

Principle

5.2 Policy 02 states that we will only support proposals for development in the open countryside where the application demonstrates that it helps to sustain an existing business.

5.3 The primary policy which guides the development is Policy 18. This seeks to support proposals which deliver a high quality and sustainable tourism

experience for a range of visitors. It states that proposals for caravan and camping and any associated buildings and facilities will only be supported for short term holiday letting, and where:

- the proposed development area is located on, or immediately adjacent to existing sites, and is consistent with the landscape character; and
- it improves screening, including landscape recovery, and where appropriate, reduces the massing and site density of the existing site to the benefit of the amenity of the staying visitors of the existing sites; and
- the site has necessary infrastructure capacity, it does not introduce inappropriate levels of use to the location, and is well related to the existing road network.

5.4 The NPPF sets out the principle for development outside settlements within policy S5. It states that only certain forms of development should be approved outside settlements. This includes, amongst other things, development for rural businesses and services, including tourism, where a location outside settlements is shown to be necessary.

5.5 As existing, the application site hosts 34 caravans. Condition 3 of the most recent planning permission, which approved the use of the caravans for holiday use all year round, states that “The caravans shall not be occupied otherwise than for short term holiday letting purposes and shall not be occupied as a person’s sole or main place of residence” (7/2023/2165).

5.6 The proposed extension of the caravan park would result in an additional 21 caravans. The submitted Design and Access Statement outlines that the units will be used solely for short-term holiday accommodation and will not be used for permanent residential occupation. The same condition that secured the use of the caravans within permission 7/2023/2165 would be applied to new units in accordance with Policy 18.

5.7 The proposed new units would be sited immediately adjacent to the existing site, expanding into a neighbouring field in accordance with Policy 18. The

specifics of the remaining matters within Policy 18 relating to screening and infrastructure will be dealt with below.

- 5.8 I am satisfied that the proposals would help sustain an existing business in accordance with the Local Plan's spatial strategy (Policy 02) and sustainable tourism and holiday accommodation (Policy 18). As a tourism development for a rural business, I am also satisfied that the proposals would accord with NPPF policy S5. Overall, I am therefore satisfied that the proposals are acceptable in principle.

Character and appearance of the area

- 5.9 The site is within an area of exceptionally high landscape and cultural heritage value designated as both a National Park and as the English Lake District World Heritage Site. The National Planning Policy Framework states that substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks.
- 5.10 Policy 01 requires all development to protect or enhance the authenticity, integrity and significance of the Lake District. This is mirrored by Policy 05 which requires the highest level of protection for the landscape in assessing development proposals, stating that development should be of a type, design, scale and level of activity that maintains local distinctiveness and sense of place.
- 5.11 Policy 06 states that development must reinforce the importance of local character by having regard to scale, height, density, layout, appearance and materials. Policy 18 requires new camp sites to be well screened and consistent with the landscape character.
- 5.12 The Landscape Character Supplementary Planning Document places the application site within the Lorton Vale of Distinctive Character in the Upland Valley character type. This area is characterised by: a broad vale; an intricate

patchwork of pasture fields and traditional hay meadows delineated by a combination of stone walls and mature hedgerows; a strong, yet distant sense of enclosure provided by High Fells to the west; and a predominantly tranquil landscape due to the relative absence of major roads and their associated traffic noise.

5.13 As existing, the caravan site comprises 34 units located to the west of a local road, with the River Cocker running to the east. The site sits relatively low within the landscape, with some screening provided by surrounding trees. As such, it does not appear prominent within wider views, being primarily visible within close-range views from the adjacent road.

5.14 This application proposes extending the existing caravan park to the west into an adjacent field. It would introduce 21 new caravans, sited around a central grassed area. The units would measure 9.8m by 4m with a height of 2.9m, matching the scale and appearance of existing units. The existing access onto the road running to the east would be used.

5.15 The proposed development would be a relatively large extension of the existing caravan site, increasing the footprint by approximately 64 percent and increasing the number of caravans from 34 to 55. The expansion of the site into an area of undeveloped open countryside, which would also be at a higher level to the existing site, would have some increased visibility within wider views. This loss of rural character would result in some low-level harm to the landscape.

5.16 Notwithstanding the above, a landscaping plan has been submitted to minimise the visual impacts of the site (dwg no. VM-WCP-001 Rev C). This is accompanied by a Landscape Mitigation & Planting Plan (ref. LMPP-001). The submitted plan shows informal, staggered native tree and shrub planting around the site boundary, and well as internal planting. I consider that this will create a softer, more natural boundary treatment that would tie into existing planting on and around the site, whilst still providing the necessary screening to reduce the visual impact of the site within the landscape.

5.17 Whilst the proposals would have some small-scale impact upon the character of the area as a result of its increased visibility of the site, on balance I consider that there would be sufficient screening measures, and that the proposed expanded caravan site could be accommodated within the landscape without resulting in an unacceptable adverse impact on the character of the area or landscape.

5.18 A covered bike storage shed is also proposed on site, measuring 6m by 2.2m with a height of 2.4m. It would be constructed of cedar timber boards on a galvanised metal frame. The proposed shelter would be set back from the roadside, being positioned behind an existing timber-clad building (as shown on dwg no. VM-WCP-005). Although it would be utilitarian in appearance, the shelter would be relatively small in scale and seen in the context of the existing caravan park. I am therefore satisfied that the proposed bike shelter would not impact upon the character of the area.

5.19 The proposed site block plan shows 21 lights 30w LED lights, each one downlit and secured to the side of a caravan. An External Lighting Strategy has also been submitted, which outlines how the proposed lighting would protect the Dark Skies and avoid any unnecessary light pollution, including controlling lighting by timers. I am therefore satisfied that the proposed lighting would be in accordance with the Good Lighting Technical Advice Note and would be acceptable.

5.20 Subject to conditions to secure the landscaping plan, I am satisfied that the development proposed is acceptable in terms of its impact on the character and appearance of the area and that it satisfies the requirements of Local Plan Policies 01, 02, 05, 06, 18, the Design Code SPD and the NPPF.

Highways and access

5.21 The proposed development would continue to utilise the existing site access off the road to the east, and no alterations to the public highway are

proposed. The applicant has submitted a Transport Statement which outlines the likely impact that the development would have on the roads. It indicates that the proposed extension would result in a modest increase in vehicle movements associated with the additional holiday units, estimating an uplift of approximately 53-105 additional daily movements. It concludes that this uplift can be safely accommodated on the existing road network

5.22 Representations have raised concern that the development would result in increased traffic on the single track road.

5.23 The Local Highway Authority were consulted and have no objections. They note that traffic flows in the area are low and, even allowing for growth and seasonal variation, the anticipated increase in traffic is not considered sufficient to materially affect the operation or safety of the local highway network.

5.24 Notwithstanding the above, within their initial consultation the LHA requested improvements to be made relating to cycle parking provision, sustainable travel measures and construction traffic management. The applicant subsequently provided details of covered cycle parking, visitor cycle facilities, sustainable travel information, and a Construction Phase Management Plan (CPMP) containing measures for the management of construction traffic and site operations.

5.25 The LHA stated that these revised documents address their previous comments. The LHA propose conditions to secure the CPMP, the cycle parking and sustainable travel measures, and the access and parking facilities, which I consider to be necessary.

5.26 Overall, I consider that the increased vehicle movements resulting from the development would be of a small scale that would not have an unacceptable impact upon highway safety. Subject to the proposed conditions, I am therefore satisfied that the application would be acceptable in relation to highways and access.

Flood risk

- 5.27 Representations have raised concern that the proposals would result in increased surface water run-off and flooding as a result of the increased hardstanding.
- 5.28 The application site lies within Flood Zone 1. A Proposed Drainage Plan (dwg no. VM-WCP-003 rev B) has been submitted, as well as a Drainage Systems (SuDS) Maintenance and Private Management Plan. These plans state that the existing ground conditions comprise disturbed clay-rich material with poor infiltration potential. Surface water is proposed to be managed through the creation of a permeable granular access road, permeable parking / hardstanding, and retained grassed areas, with approximately 200mm imported topsoil to grassed areas and 300mm granular stone construction to hardstanding areas. In doing so, the proposed development is understood to improve the existing surface condition.
- 5.29 Within their initial consultation response, the LLFA stated that the submitted drainage information does not demonstrate consideration for the drainage hierarchy, instead presenting an approach at a high level which is not supported by infiltration testing, option appraisal or hydraulic analysis. The LLFA therefore could not conclude that the most appropriate drainage solution had been selected, and recommended a holding objection until an amended drainage strategy was submitted.
- 5.30 The applicant subsequently submitted a Drainage Systems (SuDS) Maintenance and Private Management Plan Rev B. When reconsulted, the LLFA stated that the revised information represents a significant improvement on the original submission; however, it remains a planning-level drainage strategy rather than a detailed engineered drainage design. Notwithstanding this, the LLFA is satisfied that the site benefits from an established discharge route and that the outstanding matters relate to detailed design rather than the principle of drainage. The LLFA therefore raises no objection, considering

that any remaining matters can be appropriately secured through the standard pre-commencement surface water drainage condition.

- 5.31 I consider that the conditions proposed by the LLFA relating to the submission of a surface water drainage scheme and a Construction Surface Water Management Plan are necessary to address the remaining concerns. Subject to these conditions, I am satisfied that the application would be acceptable in relation to flood risk.

Pollution control

- 5.32 Representations have raised concern that the proposals would pollute the River Cocker as a result of seepage from the package treatment plant, as well as increased surface water run-off into the River Cocker.
- 5.33 As existing, the site is served by a private non-mains drainage system that drains into the River Cocker. A new package treatment plant is proposed on site to serve the caravan park extension. This would connect to the existing surface water collection route which is understood to pass beneath the road via culverts and discharge to River Cocker. Given that the discharge will be within 500m of River Derwent & Bassenthwaite Lake Special Area of Conservation, a permit must be applied for from the Environment Agency.
- 5.34 Within their initial consultation response, Natural England requested clarification of the amount of discharge to be released from the Package Treatment Plant from the caravan site as a whole, and confirmation that the applicant will meet the general binding rules and apply for an Environment Agency permit. The applicant subsequently revised the drainage information to address this (Drainage Systems (SuDS) Maintenance & Private Management Plan and Proposed & Existing Site Drainage Plan). They have confirmed that the proposed 21-unit extension has a maximum theoretical design discharge of 18.9m³/day with a conservative whole-site theoretical figure of 39.3m³/day, and the Environmental Permit to be obtained before the proposed plant becomes operational.

5.35 When reconsulted, Natural England stated they have no objection subject to appropriate mitigation measures being secured to avoid adverse effects on the integrity of River Derwent & Bassenthwaite Lake Special Area of Conservation. The mitigation consists of a package treatment plant designed to achieve biological phosphorus removal, to avoid adverse effects on the integrity of the SAC. I propose that this be secured by condition, which the applicant has agreed to.

5.36 It is a well-established principle of the planning system that it should operate on the basis that related regulatory controls should not be duplicated. The NPPF states that planning decisions should assume that these regimes will operate effectively. In this case it is reasonable to conclude that the discharge from the treatment plant will be satisfactorily regulated by the pollution control regime, subject to a condition requiring the treatment plant to remove phosphorous.

Biodiversity

5.37 The development proposed is subject to the legal requirement to demonstrate BNG. The applicant has submitted a Biodiversity Net Gain Plan upfront; however, government guidance states that a plan must be submitted in writing, no earlier than the day after planning permission has been granted. As such, should permission be granted it will be subject to the mandatory BNG condition and the biodiversity net gain plan would need to be submitted and approved prior to the commencement of development. An informative should be attached to the decision notice accordingly.

5.38 I consider that the proposed gains are significant and therefore a condition to secure the gains for a minimum period of 30 years is required.

Trees

5.39 Although there are no protected trees within the proposed new site, there are Tree Preservation Orders (TPO) on certain trees within the existing site (TPO 47A). Significant excavations have already occurred at the site to level the ground, as being investigated within the enforcement case E/2025/0302.

5.40 Given the above, I am satisfied that any further physical works proposed would be limited in nature and sufficiently distant from trees on site that they would not result in any adverse impacts.

5.41 There are also TPOs along the roadside verge adjacent to the application site. Representations have raised concern about the transportation of construction materials on local roads and potential impacts on verges. Given that the road can currently be used to transport materials without requiring planning permission, I do not consider that the proposed delivery of construction materials, including caravan units, would result in an increased level of harm to the trees above that which already exists. Similarly, I do not consider that a condition restricting the transportation of materials on a road outside the red line boundary of the site would be reasonable or enforceable.

5.42 Overall, I am satisfied that the proposals would be acceptable in relation to trees.

6 Conditions

6.1 A standard time limit requiring development commence within three years is imposed in accordance with section 91 of the Town and Country Planning Act. A condition requiring the development to be carried out in accordance with the plans and details which form part of the planning permission is also necessary for the avoidance of doubt. Also, as discussed above, conditions are required in relation to:

- Occupancy and overall numbers of caravans
- Landscaping to ensure the site is sufficiently screened
- A CPMP, cycle parking, and sustainable travel measures to address the concerns of the LHA

- A surface water drainage scheme and a Construction Surface Water Management Plan, to address the concerns of the LLFA
- A package treatment plant designed to achieve biological phosphorus removal, to address the concerns of Natural England.
- A biodiversity net gain condition is not required, as the matter would be addressed by “the biodiversity gain condition” outlined within the informative. However, a significant gains condition is required to secure the biodiversity gains for a minimum period of 30 years.

7 Conclusion

7.1 Having regard to the provisions of the development plan, in particular Lake District National Park Local Plan Policies 01, 02, 03, 04, 05, 06, 18, the Design Code SPD and other material considerations (including the provisions of the NPPF), the development is considered to be acceptable, subject to the conditions recommended.

Recommendation: APPROVE with conditions

Conditions/Reasons

1 The development hereby permitted shall be commenced before the expiration of THREE years from the date hereof.

REASON: Imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act, 1990.

2 The development hereby permitted shall not be carried out otherwise than in conformity with the following submitted plans and details:

- Proposed floor plan and elevations dwg no. VM-WCP-002
- Proposed cycle shelter plans dwg no. VM-WCP-007
- Proposed and existing drainage plan dwg no. VM-WCP-004 rev A
- Proposed drainage plan dwg no. VM-WCP-003 rev B
- Proposed site block plan dwg no. VM-WCP-001 rev C
- Proposed block plan dwg no. VM-WCP-005
- BNG Metric Calculator
- Biodiversity Net Gain Assessment

- Design and access statement DAS-001 rev C
- External Lighting Strategy & Dark Skies Lighting Plan LSP-001
- Drainage Systems (SuDS) Maintenance & Private Management Plan SPMS-001 rev C

REASON: For the avoidance of doubt.

3 No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed in accordance with the National Standards for Sustainable Drainage Systems (July 2025) (or any replacement standards) and shall follow the hierarchy of drainage options in the National Planning Practice Guidance.

The scheme shall be informed by site ground conditions and where infiltration is proposed, the submission shall include infiltration testing to BRE365 (or any successor standard). Surface water shall not discharge to the public sewer unless it is demonstrated (to the satisfaction of the LPA) that infiltration and discharge to a watercourse are not reasonably practicable, and evidence of agreement in principle from the statutory undertaker is provided.

The scheme shall accord with the principles and parameters set out in the Drainage Systems (SuDs) Maintenance & Private Management Plan SMPS-001-Rev C. The approved scheme shall be implemented before first occupation (or first use) and shall thereafter be retained, maintained and managed in accordance with the approved details.

REASON: To ensure sustainable drainage, to manage flood risk and pollution, and to secure a scheme that can be implemented and maintained, in accordance with Policy 03 of the Lake District National Park Local Plan 2020-2035 and the National Planning Policy Framework.

4 No development shall commence until a Construction Surface Water Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall set out measures to manage surface water, silt and pollution during the construction phase (including temporary drainage, storage, treatment and maintenance) and shall be implemented for the duration of construction.

REASON: To prevent flooding and pollution during construction, in accordance with Policy 03 of the Lake District National Park Local Plan 2020-2035 and the National Planning Policy Framework.

5 Prior to the first occupation of the development hereby approved, the cycle parking and sustainable travel measures identified on the approved Proposed Site Block Plan (VM-WCP-005) and described within the approved Transport Statement & Trip Generation Forecast Rev B shall be provided and made available for use. The approved measures shall include the covered cycle storage facility, visitor cycle parking provision, and visitor sustainable travel information.

The approved facilities and measures shall thereafter be retained and maintained for the lifetime of the development.

REASON: To promote sustainable travel and support active travel opportunities having regard to the site's location on National Cycle Route 7, in accordance with Policy 21.

6 Notwithstanding the approved plans, prior to the first occupation of the development hereby approved a package treatment plant of a specification designed to achieve biological phosphorus removal shall be installed and fully operational. The package treatment plant shall be maintained as such thereafter.

REASON: To ensure a satisfactory standard of sewage disposal and avoid any adverse effect on the integrity of River Derwent & Bassenthwaite Lake Special Area of Conservation in accordance with the provisions of Policies 03 and 04 of the Lake District National Park Local Plan 2020-2035

7 Not later than 12 months from the substantial completion of the development, landscaping of the site shall be undertaken in accordance with the submitted landscaping plan, as outlined within dwg no. VM-WCP-001 rev C and the Landscape Mitigation & Planting Plan LMPP-001.

Any trees or plants which, within a period of five years thereafter, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species unless the Local Planning Authority gives written consent to any variation.

REASON: To safeguard the visual amenities of the area in accordance with Policies 05 and 06 of the Lake District National Park Local Plan 2020-2035.

8 The development hereby approved shall be carried out in full accordance with the Construction Phase Management Plan (CPMP-001 Rev B) and the mitigation and management measures contained therein throughout the construction period.

Reason: In the interests of highway safety and to minimise the impact of construction traffic on the surrounding highway network, in accordance with Policy 08 of the Lake District National Park Local Plan 2020-2035.

9 Prior to the first occupation of the development hereby approved, the access and parking facilities shall be constructed in accordance with the approved Proposed Block Plan dwg no. VM-WCP-005 and section 7 of the Design and Access Statement.

The approved access and parking facilities shall thereafter be retained and maintained for the lifetime of the development.

REASON: To ensure a suitable standard of access and parking provision in the interests of highway safety, in accordance with Policy 08 of the Lake District National Park Local Plan 2020-2035.

10 The development shall not commence until a Habitat Management and Monitoring Plan (the "HMMP"), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) a timetable for those works in (c) above to be carried out;
- (e) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (f) the verification and monitoring methodology and frequency in respect of the created or enhanced habitat, including the timetable for such monitoring to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

Notice in writing shall be given to the local planning authority when the:

- (a) HMMP has been implemented; and
- (b) habitat creation and enhancement works as set out in the HMMP have been completed.

The enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP thereafter for a period of 30 years commencing from the date the local planning authority receives notice and a verification report that the habitat creation and enhancement works have been completed. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

If verification or monitoring identifies that:

- the target habitat condition set out in the Biodiversity Gain Plan has not been reached within the timescale indicated, or
- the habitat has declined from its target condition within the 30 year period, then:
 - a scheme of remedial interventions to secure or resecure the target habitat condition, or
 - an alternative Biodiversity Gain Plan which delivers at least equivalent biodiversity net gain shall be submitted to the Local Planning Authority for approval.

REASONS: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, Policy 04 of the Lake District National Park Local Plan 2020-2035 and the Biodiversity Supplementary Planning Document. Schedule 7A requires that where an applicant relies upon a significant increase in onsite habitat biodiversity value, the habitat enhancement should be maintained for at least 30 years after the development is

completed. In this case the habitat creation is considered significant because the minimum 10% gain is dependent on creating an area of other neutral grassland to a moderate condition, as well as a species-rich native hedgerow to a moderate condition; this represents a habitat creation where distinctiveness is increased relative to the distinctiveness of the habitat before development.

11 Not more than 55 caravans shall be sited at any one time on the land edged red on the submitted plan.

REASON: For the avoidance of doubt and to safeguard the amenities of the area in accordance with Policies 01, 05 and 18 of the Lake District National Park Local Plan 2020-2035.

12 The accommodation hereby permitted shall only be occupied for the purposes of short-term holiday letting, and shall not be occupied by any one individual, family or group for a period exceeding 35 days in any calendar year.

A register of occupants shall be maintained by the owner, the content of which shall be provided to the Local Planning Authority within 14 days of a written request by the Local Planning Authority.

REASON: To ensure that the accommodation hereby permitted is secured as short-term holiday accommodation in accordance with Policy 18 of the Lake District National Park Local Plan 2020-2035.

13 Prior to the stationing on the land of any of the caravans hereby permitted, details of the materials and colours of the caravans along with details of any associated decking or balustrades shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

REASON: For the avoidance of doubt and to safeguard the amenities of the area in accordance with Policies 01, 05, 06 and 18 of the Lake District National Park Local Plan 2020-2035.

INFORMATIVE - Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

Certain permissions are exempted by The Biodiversity Gain Requirements (Exemptions) Regulations 2024, but based on the information available this permission is considered not to be exempt so the biodiversity gain condition DOES apply. The approval of a biodiversity gain plan WILL therefore be required before development is begun, unless it can be demonstrated that the development benefits from a statutory exemption.

In summary: A biodiversity gain plan is required to be submitted to, and approved by, the planning authority before development may be begun.

Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 35(2) statement

The Local Planning Authority have worked with the applicant in a positive and proactive manner by seeking solutions to problems arising in relation to dealing with the application by raising our concerns, discussing solutions with the applicant, and accepting amended plans.

Background papers

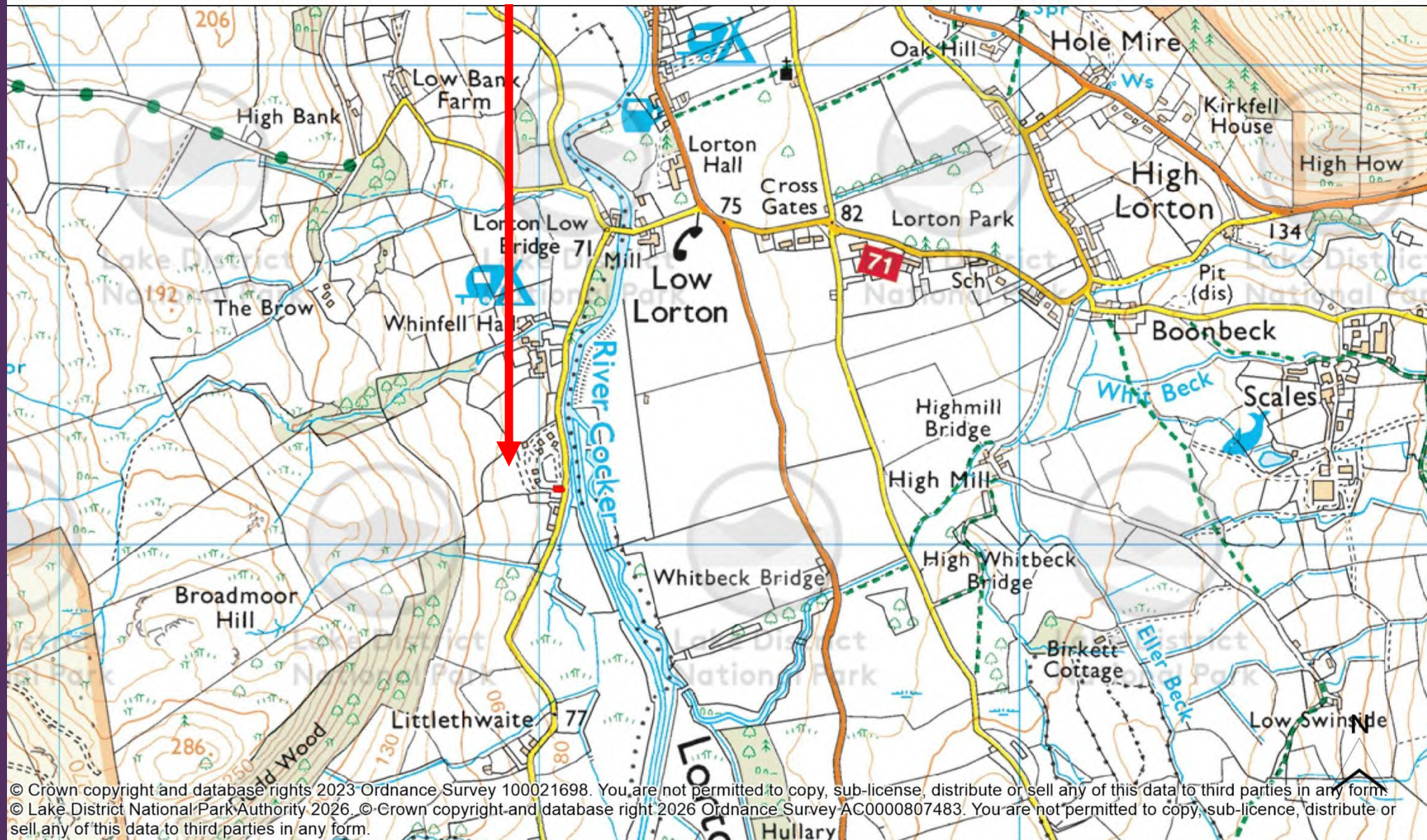
Background papers are available for inspection on the planning application file unless otherwise specified on that file as confidential by reasons of financial/personal circumstances in accordance with the Local Government (Access to Information) Act 1985.

7/2026/2045

Whinfell Caravan Park, Low Lorton, Cockermouth,
CA13 0RQ

Proposed Extension of Holiday Park Including 21
Holiday Static Units & Associated Infrastructure

Site



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Lake District
National Park Authority

Site



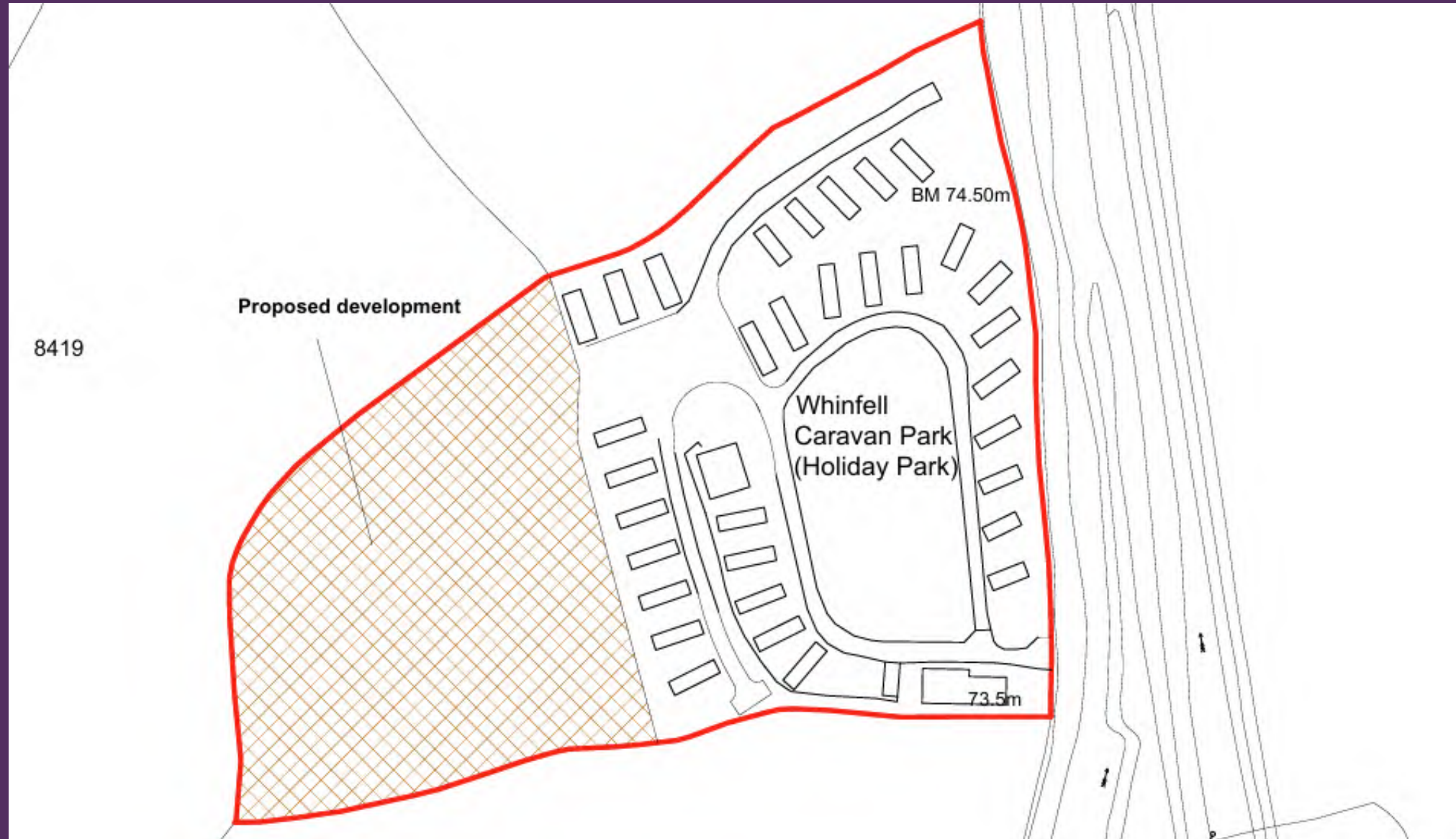
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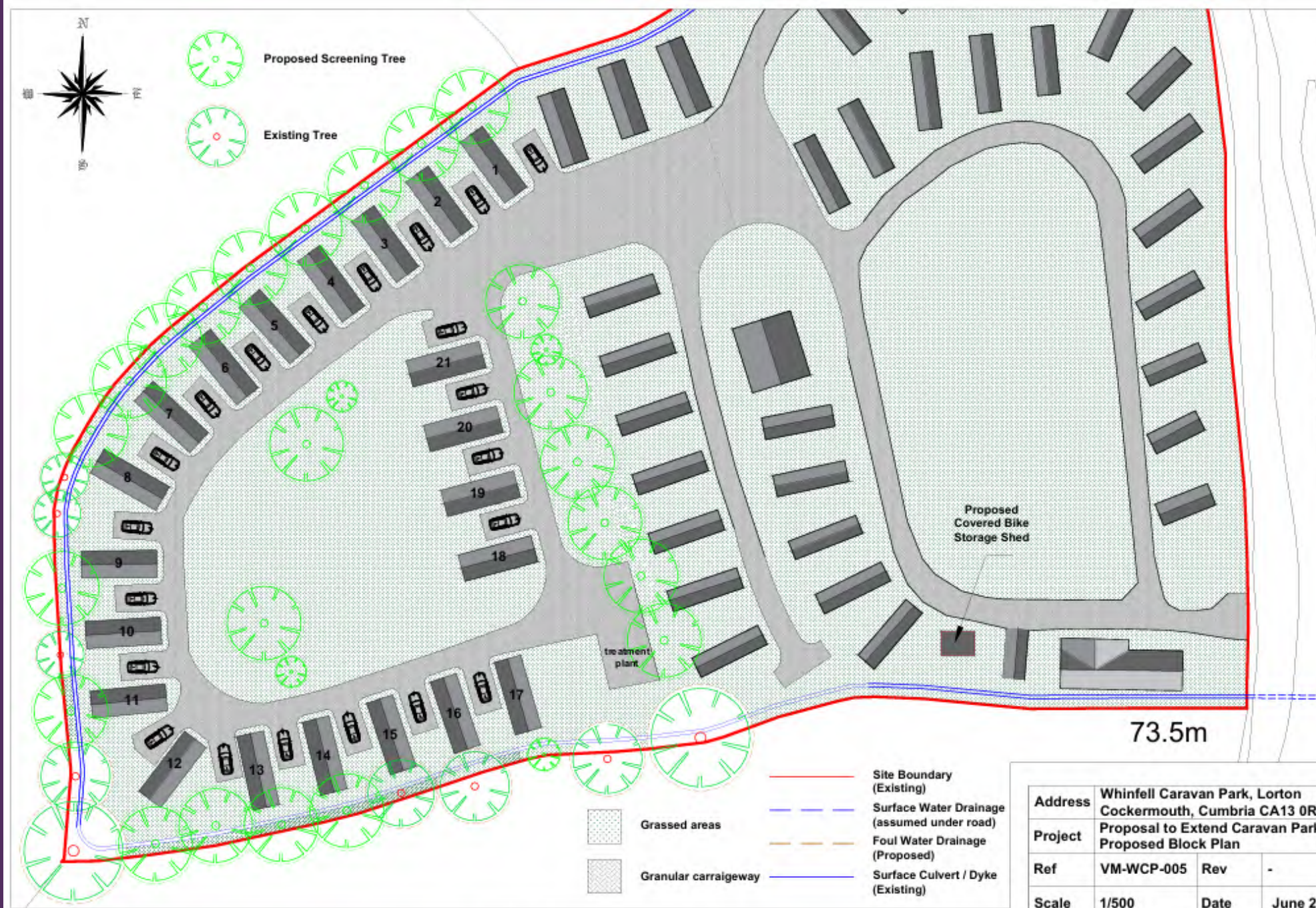
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Lake District
National Park Authority

Existing Site Plan



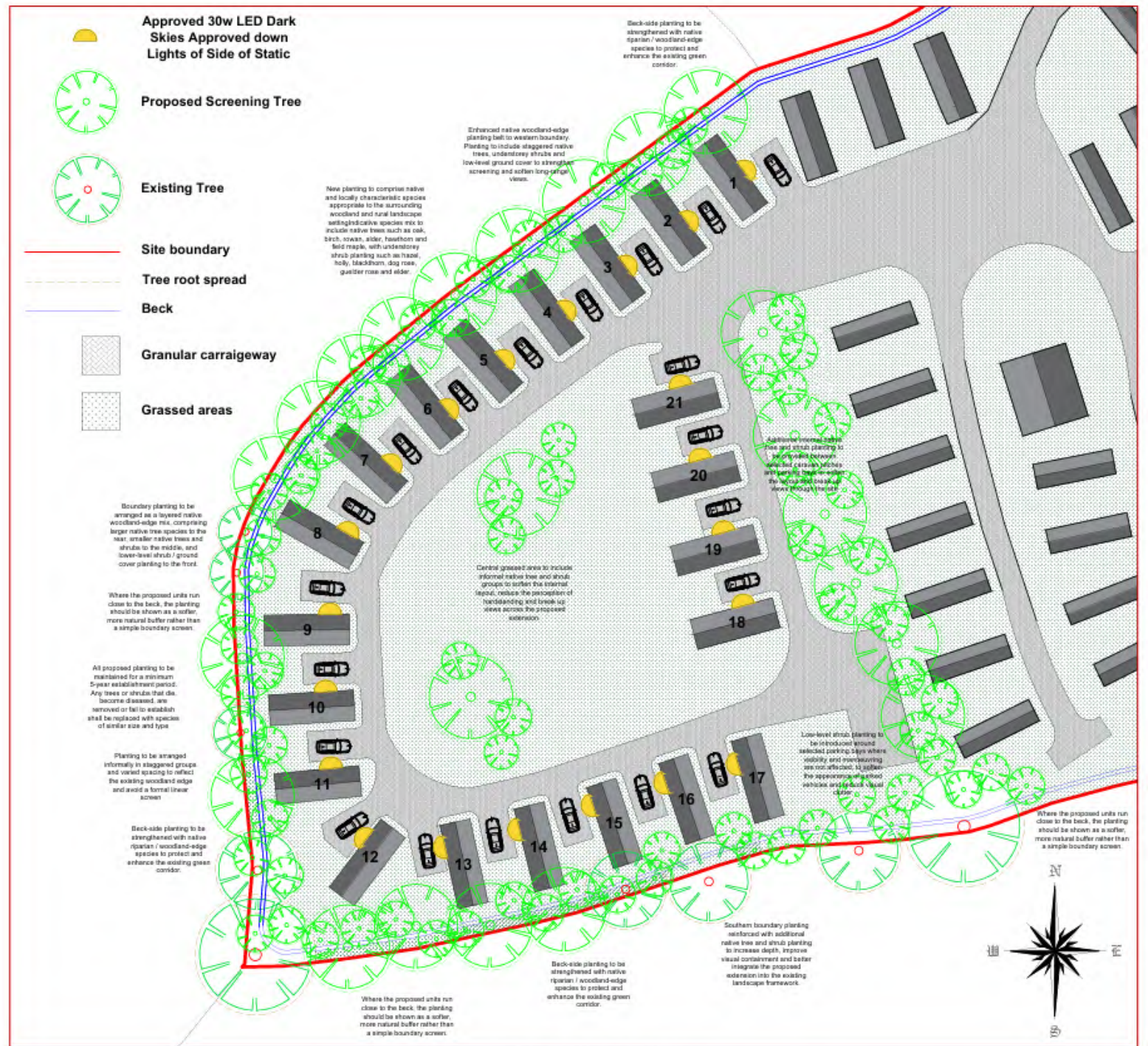
Proposed Site Plan



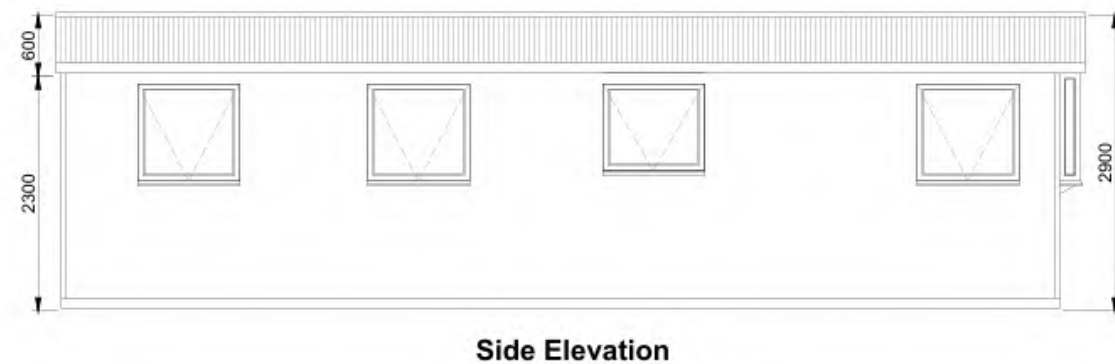
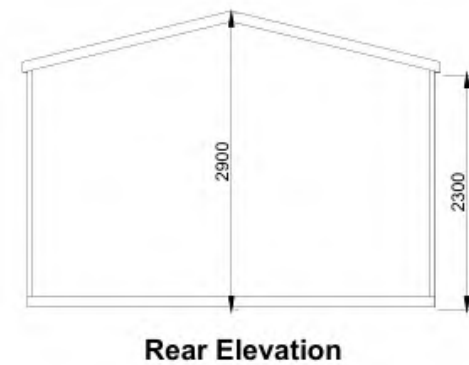
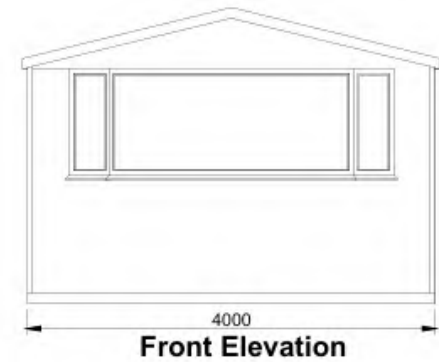
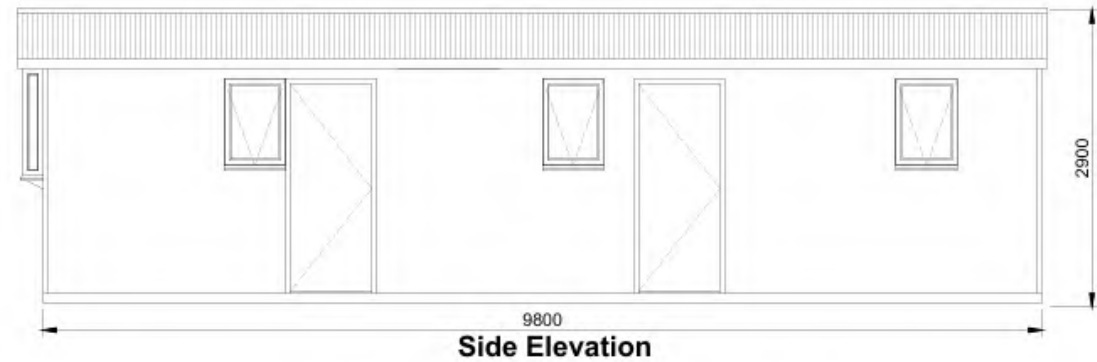
Block Plan 1/500

Address	Whinfell Caravan Park, Lorton Cockermouth, Cumbria CA13 0R		
Project	Proposal to Extend Caravan Park Proposed Block Plan		
Ref	VM-WCP-005	Rev	-
Scale	1/500	Date	June 2
Client	Ms Vierna McClellan	Paper S	

Proposed Site Plan - Landscaping

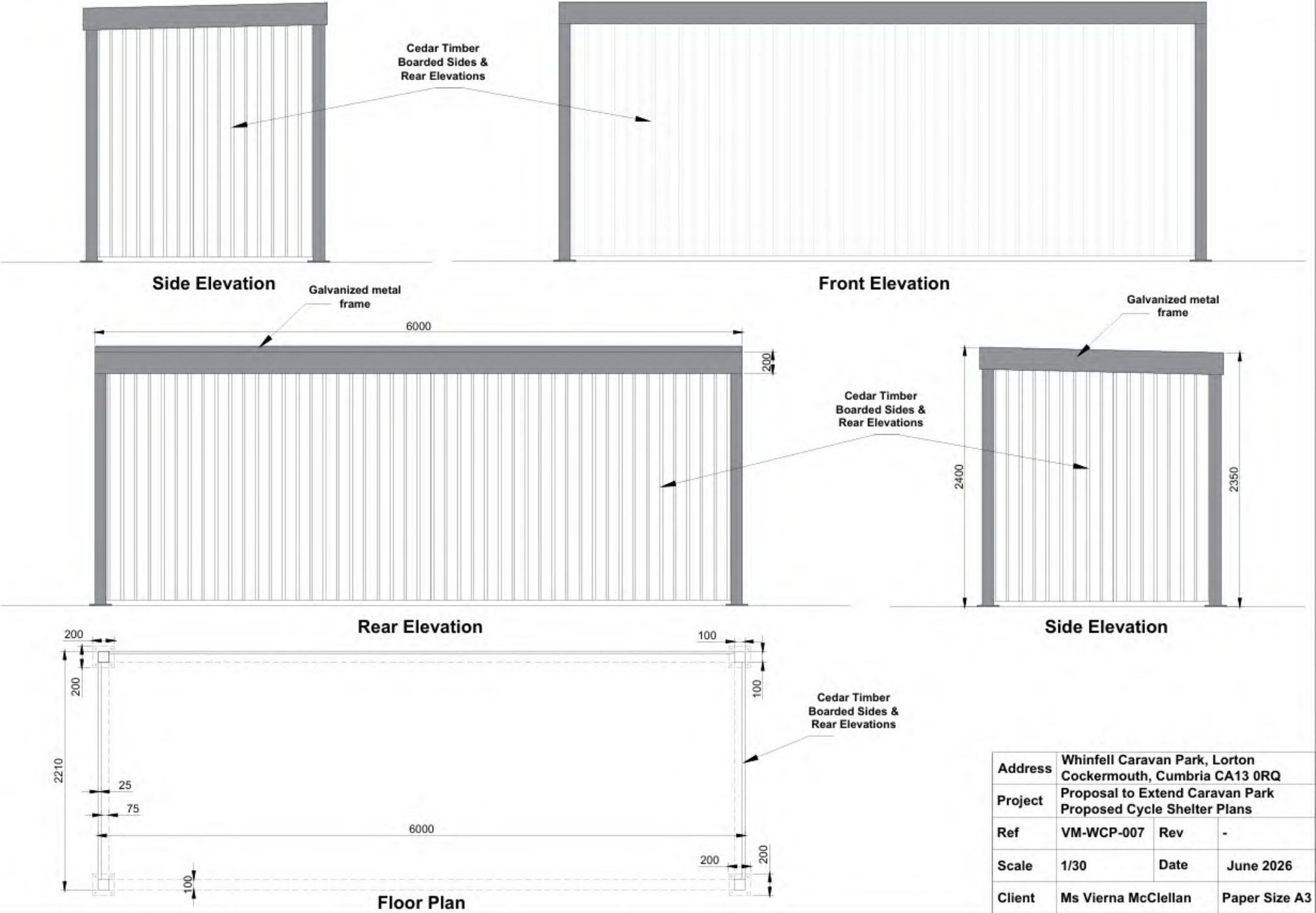


Proposed
elevations –
Caravan units



Address	Whinfell Caravan Park, L Cockermouth, Cumbria C	
Project	Proposal to Extend Cara Proposed Floor Plan & E	
Ref	VM-WCP-002	Rev
Scale	1/50	Date
Client	Ms Vierna McClellan	

Proposed elevations – Bike shelter



Address	Whinfell Caravan Park, Lorton Cockermouth, Cumbria CA13 0RQ		
Project	Proposal to Extend Caravan Park Proposed Cycle Shelter Plans		
Ref	VM-WCP-007	Rev	-
Scale	1/30	Date	June 2026
Client	Ms Vierna McClellan		Paper Size A3





Site



Site







