



Story House, Lords Way
Kingmoor Business Park
Carlisle, Cumbria, CA6 4SL

T: 01228 404550

E: info@storyhomes.co.uk
www.storyhomes.co.uk

Mr C Harrison
Principal Planning Officer
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
CA28 7SJ

15th March 2021

Dear Chris

Reserved matters pursuant to hybrid planning application 4/13/2235/001 for the 335 units, Phase 3, Edgehill Park, Whitehaven

Further to our recent discussions, the following revised documents are submitted in support of application reference 4/20/2474/0R1:

Detailed Layout (POD drawing 100 Rev H)
Colour Layout (POD drawing 101 Rev A)
Street Scenes (POD drawing 107 Rev A)
Street Scenes (POD drawing 108 Rev A)
Character Areas and Key Spaces (POD drawing 109)
Density Profile and Pattern (POD drawing 110)
Measured Density Area (POD drawing 111)
Management Company Plan (POD drawing 106 Rev C)
Hard Surfaces Plan (POD drawing 105 Rev C)
Elevation Treatment Plan (POD drawing 102 Rev C)
Boundary Treatments Plan (POD drawing 103 Rev D)
Parking Provision Plan (POD drawing 104 Rev B)
Boundary Treatments Booklet (Story Homes)

STORY HOMES LTD

Registered in England No. 2275441

Registered Office:
Story House, Lords Way
Kingmoor Business Park
Carlisle, Cumbria, CA6 4SL

FRA Addendum Report (Coopers)
 Copy of CCC Highways email (15th January 2021)
 External Works Layout (1 of 5) (Coopers drawing 7503/07-1 Rev A)
 External Works Layout (2 of 5) (Coopers drawing 7503/07-2 Rev B)
 External Works Layout (3 of 5) (Coopers drawing 7503/07-3 Rev A)
 External Works Layout (4 of 5) (Coopers drawing 7503/07- 4 Rev B)
 External works layout (5 of 5) (Coopers drawing 7503/07-5 Rev A)
 Engineering Layout (1 of 2) (Coopers drawing 7503/PL01-1 Rev B)
 Engineering Layout (2 of 2) (Coopers drawing 7503/PL01-2 Rev B)
 ID Geo response to Environmental Agency queries (14th February 2021)
 Copies of TCA permits
 Proposed Exploratory Holes (ID GeoEnvironmental drawing 4046-G-D034 Rev B)
 Landscape Plan (1 of 3) (Westwood drawing SHEHP-WW-01 Rev C)
 Landscape Plan (2 of 3) (Westwood drawing SHEHP-WW-02 Rev C)
 Landscape Plan (3 of 3) (Westwood drawing SHEHP-WW-03 Rev C)
 Landscape Management Plan (1 of 3) (Westwood drawing SHEHP-WW-11 Rev C)
 Landscape Management Plan (2 of 3) (Westwood drawing SHEHP-WW-12 Rev C)
 Landscape Management Plan (3 of 3) (Westwood drawing SHEHP-WW-13 Rev C)
 Archaeological Evaluation (CFA Archaeology Ltd)
 Tree Survey (AJT Environmental Consultants)

For avoidance of doubt, the following documents are also re-submitted, however none of these are amended (i.e., remain the same as submitted in November 2020):

Site Location plan (POD drawing 1001 Rev A)
 Concept Masterplan (POD drawing 501 Rev C)
 Materials Samples (Story Homes)
 Planning Statement (Story Homes)
 Supplementary Geoenvironmental Appraisal (ID Geo)
 Ecology Assessment (Envirotech)
 iTransport letter (11th November 2020)
 Materials Samples (Story Homes)
 Travel Plan (TPS Transport Consultants Ltd)
 Topo Survey (1 of 2) (Story Homes drawing SL028.90.9.SL.TP01)
 Topo Survey (2 of 2) (Story Homes drawing SL028.90.9.SL.TP02)
 House Type Garage booklets (Story Homes):

- Alexander (A) planning drawings contents: Planning drawing number AXR-P-CON, Planning layout 1 drawing number AXR-PLP1, Planning Elevation 1/1 drawing number AXR-PLE1/1, Planning Elevation drawing number AXR-PLE1/2
- Carter (A) contents: planning drawing number CTR-P-CON, Planning Layout 1 drawing number CTR-PLP1, Planning Elevation 1/1 drawing number CTR-PLE1/1, Planning Elevation ½ drawing number CTR-PLE1/2, Planning Elevation 1/2 drawing number EMN-PLE1/2, Planning Elevation 1/3 drawing number EMN-PLE1/3
- Emmerson (A) Contents: Planning drawing number planning layout drawing number EMN-PLP1, Planning Elevation 1/1 drawing number EMN-PLE1/1,

- Harper Contents: Planning drawing number HPR-P-CON rev B, Planning Layout 1 drawing number HPR-PLP1 rev A, Planning Elevation 1/1 drawing number HPR-PE1/1 rev B, Planning Elevation ½ drawing number HPR-PE1/2 rev B
- Hewson – Contents: Planning drawing number HWN-P-CON rev C, Planning Layout 1 drawing number HWN-PLP1 rev A, Planning Elevation 1/1 drawing number HWN-PE1/1 rev C, Planning Elevation ½ drawing number HWN-PE1/2 rev C, Planning Elevation 1/3 drawing number HWN-PE1/3 rev C
- Jameson (A) – Contents: Planning drawing number JMN-P-CON, Planning Layout 1 drawing number JMN-PLP1, Planning Elevation 1/1 drawing number JMN-PE1/1, Planning Elevation ½ drawing number JMN-PE1/2
- Larson (A) – Contents: Planning drawing number LRN-P-CON, Planning Layout 1 drawing number LRN-PLP1, Planning Elevation 1/1 drawing number LRN-PE1/1, Planning Elevation ½ drawing number LRN-PE1/2,
- Garage booklet – Contents: Planning drawing number Single Garage 1 planning drawing 1/1 drawing number SG-PLP1/1, Single Garage 1 Planning Drawing ½ drawing number SG-PLP1/2
- Masterton (A) Contents : Planning drawing number MTN-P-CON rev C, Planning Layout 1 drawing number MTN-PLP1 rev A, Planning Elevation 1/1 drawing number MTN-PE1/1 rev C, Planning Elevation ½ drawing number MTN-PE1/2 rev C
- Oxley (A) Contents: Planning drawing number OXY-P-CON rev A, Planning Layout 1 drawing number OXY-PLP1 rev A, Planning Elevation 1/1 drawing number OXY-PE1/1 rev A, Planning Elevation ½ drawing number OXY-PE1/2 rev A
- Sanderson (A) Contents : Planning drawing number SAN-P-CON rev B, Planning Layout 1 drawing number SAN-PLP1 rev A, Planning Elevation 1/1 drawing number SAN-PE1/1 rev A, Planning Elevation ½ drawing number SAN-PE1/2 rev A, Planning Elevation 1/3 drawing number SAN-PE1/3 rev A
- Spencer (A) Contents : Planning drawing number SPR-P-CON rev D, Planning Layout 1 drawing number SPR-PLP1 rev B, Planning Layout 2 drawing number SPR-PLP2 rev B, Planning Elevation 1/1 drawing number SPR-PE1/1 rev C, Planning Elevation ½ drawing number SPR-PE1/2 rev C, Planning Elevation 2/1 rev C, Planning Elevation 2/2 drawing number SPR-PE2/2 rev C
- Wilson (A) Contents : Planning drawing number WLN-P-CON rev D, Planning Layout 1 (Front) drawing number WLN-PLP1 rev B, Planning Elevation 1/1 (Front) drawing number WLN-PE1/1 rev B, Planning Elevation ½ (Front) drawing number WLN-PE1/2 rev B, Planning Elevation 1/3 (Front) drawing number WLN-PE1/3 rev B, Planning Layout 2 (Corner) drawing number WLN-PLP2 rev B, Planning Elevation 2/1 (Corner) drawing number WLN-PE2/1 Rev B, Planning Elevation 2/3 (Corner) drawing number WLN-PE2/3 rev B, Planning Elevation 2/4 (Corner) drawing number WLN-PE2/4 rev B
- Garage Booklet Contents: Planning drawing number GB-P-CON rev A, Single Garage 1 planning drawing 1/1 drawing number GB-PLP1/1 rev A, Single Garage 1 planning drawing ½ drawing number GB-PLP1/2 rev A, Double Garage 1 planning drawings 2/1 drawing number GB-PLP2/1 rev A, Double Garage 1 Planning Drawings 2/2 drawing number GB-PLP2/2 rev A, Twin Garage 1, planning drawings 3/1 drawing number GB-PLP3/1, Twin Garage 1 planning drawings 3/2 drawing number GB-PLP3/2
- Emmerson (A) Contemporary Planning Layout 1 drawing number EMN-PLP1 rev A, Planning Elevation C drawing number EMN-PE1/2 Rev B
- Harper Contemporary (A), Planning Layout 1 drawing number HPR-PLP1 rev A, Planning Elevation C drawing number HPR-PE C rev B

- Jameson (A) Contemporary Planning Layout 1 drawing number JMN-PLP1, Planning Elevation C drawing number JMN-PLE C
- Larson (A) Contemporary Planning Layout 1 drawing number LRN-PLP1, Planning Elevation C drawing number LRN-PLE C
- Oxley (A) Contemporary Planning Layout 1 drawing number OXY-PLP1 rev A, Planning Elevation C drawing number OXY-PLE C rev A
- Cooper (A) Planning Drawings Contents: Planning drawing number CPR-P-CON rev B, Planning Layout 1 (Semi) drawing number CPR-PLP1, Planning Elevation 1/1 (Semi) drawing number CPR-PLE1/1 rev A, Planning Elevation ½ (Semi) drawing number CPR-PLE1/2 rev B, Planning Layout 2 (Front) drawing number CPR-PLP2, Planning Elevation 2/1 (Front) drawing number CPR-PLE2/1 rev A, Planning Elevation 2/2 (Front) drawing number CPR-PLE2/2 rev B, Planning Layout 3 (Corner) drawing number CPR-PLP3, Planning Elevation 3/1 (Front) drawing number CPR-PLE3/1 rev A, Planning Elevation 3/4 (Corner) drawing number CPR-PLE3/4 rev B,

With regards to the statutory consultation responses received, where appropriate to do so I have summarised the position for each one, as per our recent discussions:

Cumbria County Council (Highways)

All details requested have been accommodated in the revised Detailed Layout (POD drawing 100 Rev H).

Raised tables have been added / extended at the junctions highlighted to reduce traffic speeds to mitigate the impact of there being two junctions opposite each other within 20m. This approach has been reviewed and agreed by Michael D. Robinson (CCC Development Management Officer) – see attached email correspondence, dated 15th January 2021.

Cumbria Fire and Rescue Service

The revised Detailed Layout (POD drawing 54D_100H) complies with paragraphs 13.1 and 13.4 of the ADB Volume 1 (Section B5).

It is not proposed that a sprinkler system be incorporated into the design of the house types on the proposed development.

Cumbria County Council (LLFA) & CBC Flood and Coastal Defence Engineer (David Bechelli)

The drainage design has been amended to for 10% urban creep. It is anticipated that details of details of surface water catchment areas and exceedance routes, and how surface water will be managed during the construction phase, can be submitted to discharge an anticipated planning condition for Phase 3.

It is confirmed that additional runoff from the land reserved for the school has been calculated at 13.2l/s. The agreed allowable flow rate from the site is noted in the FRA as 6.6l/s/ha which is 80% of the greenfield run-off rate (8.25 l/s/ha).

This rate has been applied to the reserved land (2 ha) as there are currently no plans available for this part of the Site. Therefore, a worst-case base flow of 13.2 l/s has been assumed from this part of the Site.

United Utilities

It is noted that the proposals for the discharge of surface water into the watercourse are acceptable in principle. A planning condition is anticipated for the provision of details on a sustainable drainage management and maintenance plan.

The Coal Authority

Please see attached copies of 'Permit to Enter or Disturb Coal Authority Interests' and Proposed Exploratory Holes (ID GeoEnvironmental drawing 4046-G-D034 Rev B) showing details of the investigation and treatment of the two recorded mine entries that have taken place in accordance with authoritative UK guidance (as recommended within the accompanying Supplementary Geoenvironmental Appraisal (November 2020, prepared by ID GeoEnvironmental Ltd).

I trust this is sufficient detail so as not to require a pre commencement condition requiring submission of details on the investigation and treatment of the two recorded mine entries.

Environment Agency

It is noted that there are no specific comments raised that relate to application 4/20/2474/OR1. However, the comments raised in respect of the Supplementary Geoenvironmental Appraisal (November 2020) have been reviewed - see attached ID Geo letter dated 14th February 2021 which addresses each of these comments.

Story Homes continue to liaise with the Environment Agency in respect of silt discharge from construction on the current phase of development into the nearby Mirehouse Ponds. This issue shall be considered as part of the measures that will be detailed on a Construction Phase Silt Management Plan to be submitted to discharge the anticipated planning condition for Phase 3.

Cumbria County Council Countryside Access Officer

It is noted that a section of PRoW 431031 is located out with the red edge of the Phase 3 Site (it is located within the Phase 2 part of the Edgehill Park development). PRoW 431031 is currently subject to a Temporary Traffic Regulation Order (TTRO) that is due to expire on 25th March 2022. A temporary route is currently provided through the Phase 3 Site which will be reviewed ahead of commencing works once reserved matters planning approval is granted on Phase 3. We will continue to liaise with Sandra Smith (Countryside Access Officer) on this matter.

CBC Strategic Housing

The preference for affordable housing to be delivered on site is noted, however in accordance with the terms of the Section 106 Unilateral Undertaking (dated 13th March 2014) an affordable housing contribution shall be paid prior to the 500th occupation. The support for the proposed development of more high quality family homes on Phase 3 of the development is welcomed.

Natural England

The 'no comments' response is noted, and no further action is required.

Cumbria County Council Historic Environment Officer

The 'no objections' response is noted. The Archaeological Evaluation for Phase 3 is submitted as part of the revised application pack.

I trust the above and attached details suffice. Should you require any further details, please do get in touch.

Yours sincerely



David Hayward
Senior Development Planner