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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTICE OF APPROVAL OF RESERVED MATTERS

SRE Associates
10 Parklands Drive
Cockermouth
CA13 0WX
FAO: Mr Simon Blacker

APPLICATION REFERENCE: 4/25/2079/0R1

RESERVED MATTERS SEEKING APPROVAL OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOLLOWING OUTLINE APPROVAL 4/22/2070/001 FOR RESIDENTIAL DEVELOPMENT (THE OUTLINE APPLICATION WAS NOT AN EIA APPLICATION)

LAND NORTH OF STATION ROAD, DRIGG

Sunshine Properties West Coast Ltd

The above application dated 04/03/2025 has been considered by the Council in pursuance of its powers under the above Act and APPROVAL OF RESERVED MATTERS HAS BEEN GRANTED subject to the following conditions:

Standard Conditions

1. The development must be carried out in accordance with the plans submitted and in accordance with the conditions attached to the outline planning permission.

Reason

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

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

- Application Form, received by the Local Planning Authority on the 4th March 2025.
- Site Location Plan, Scale 1:1250, Drawing No: 002, Revision: A, received by the Local Planning Authority on the 4th March 2025.
- Existing Site Layout, Scale 1:200, Dwg: 24085 (SU) 010, received by the Local Planning Authority on the 4th March 2025.
- Proposed Site Layout (Amended), Scale 1:200, Dwg: 24085 (PL) 010 C, received by the Local Planning Authority on the 4th December 2025.
- House Type A – Proposed Floor Plan & Elevations, Scale 1:100, Dwg: 24085 (PL) 100, received by the Local Planning Authority on the 4th March 2025.
- House Type B – Proposed Floor Plan & Elevations, Scale 1:100, Dwg: 24085 (PL) 101, received by the Local Planning Authority on the 4th March 2025.
- House Type C – Plot 5 & 8 (Amended), Scale 1:100, Dwg: 24085 (PL) 108, received by the Local Planning Authority on the 24th September 2025.
- House Type D – Proposed Floor Plan & Elevations, Scale 1:100, Dwg: 24085 (PL) 103, received by the Local Planning Authority on the 4th March 2025.
- House Type A – Proposed Colour Elevation, Scale 1:000, Dwg: 24085 (PL) 200, received by the Local Planning Authority on the 4th March 2025.
- House Type B – Proposed Colour Elevation, Scale 1:000, Dwg: 24085 (PL) 201, received by the Local Planning Authority on the 4th March 2025.
- House Type C – Proposed Colour Elevation, Scale 1:000, Dwg: 24085 (PL) 202, received by the Local Planning Authority on the 4th March 2025.
- House Type D – Proposed Colour Elevation, Scale 1:000, Dwg: 24085 (PL) 203, received by the Local Planning Authority on the 4th March 2025.
- House Type A – Handed – Proposed Floor Plan & Elevations, Scale 1:100, Dwg: 24085 (PL) 104, received by the Local Planning Authority on the 17th July 2025.
- House Type B – Handed – Proposed Floor Plan & Elevations, Scale 1:100, Dwg: 24085 (PL) 105, received by the Local Planning Authority on the 17th July 2025.
- House Type C – Handed – Proposed Floor Plan & Elevations (Amended), Scale 1:100, Dwg: 24085 (PL) 106, received by the Local Planning Authority on the 24th September 2025.
- House Type D – Handed – Proposed Floor Plan & Elevations, Scale 1:100, Dwg: 24085 (PL) 107, received by the Local Planning Authority on the 17th July 2025.
- Proposed Site Section (Amended), Scale 1:100, Dwg: 24085 (PL) 301 A, received by the Local Planning Authority on the 3rd October 2025.

- Proposed Site Section 2 (Amended), Scale 1:100, Dwg: 24085 (PL) 302 A, received by the Local Planning Authority on the 3rd October 2025.
- Proposed Street Scene (Amended), Scale 1:100, Dwg: 24085 (PL) 301 A, received by the Local Planning Authority on the 3rd October 2025.
- Proposed 3D Images From Block Massing, Scale: NTS, Dwg: 24085 (PL) 400, received by the Local Planning Authority on the 4th March 2025.
- Landscape Plan (Amended), Scale 1:200, Drawing Number: WW/L01 A, received by the Local Planning Authority on the 17th July 2025.
- Plant Schedule, Prepared by Westwood Landscaping Ltd October 2024, received by the Local Planning Authority on the 4th March 2025.
- Schedule for BNG Calculations, Prepared by Westwood Landscaping Ltd October 2024, received by the Local Planning Authority on the 4th March 2025.
- Design & Access Statement (Amended), Prepared by Calderpeel Architects August 2025, Ref: 24085 (PL) 500, Rev: B, received by the Local Planning Authority on the 16th August 2025.
- Drainage Strategy Report, Prepared by A L Daines & Partners February 2025, Ref: 22-C-16573, Rev: C, received by the Local Planning Authority on the 13th May 2025.
- Proposed Drainage Plan, Scale 1:200, Drawing No: 22-C-16573/02, Revision: D, received by the Local Planning Authority on the 13th May 2025.
- Proposed Drainage Layout, Scale 1:200, Drawing No: 2024-026-001, received by the Local Planning Authority on the 13th May 2025.
- Proposed Drainage Outfall Plan, Scale 1:500, Drawing No: 22-C-16573/04, Revision: D, received by the Local Planning Authority on the 13th May 2025.
- Impermeable Areas Plan, Scale 1:200, Drawing No: 2025-026-002, received by the Local Planning Authority on the 13th May 2025.
- Construction Details 1 of 3, Scale 1:200, Drawing No: 2025-026-003, received by the Local Planning Authority on the 13th May 2025.
- Construction Details 2 of 3, Scale 1:200, Drawing No: 2025-026-004, received by the Local Planning Authority on the 13th May 2025.
- Construction Details 3 of 3, Scale 1:200, Drawing No: 2025-026-005, received by the Local Planning Authority on the 13th May 2025.
- General Arrangement Section 278 Works (Amended), Scale 1:500, Drawing Number: A24085-0100-001, Rev: P03, received by the Local Planning Authority on the 18th January 2025.
- Vehicle Tracking (Amended), Scale 1:500, Drawing Number: A24085-0100-002, Rev: P03, received by the Local Planning Authority on the 4th December 2025.

Reason

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

Prior to First Occupation Conditions:

3. The new access, access road, and parking arrangements hereby approved must be constructed, completed and brought into use prior to the first occupation of any dwelling hereby permitted as detailed on the following approved plans:
 - Proposed Site Layout (Amended), Scale 1:200, Dwg: 24085 (PL) 010 C, received by the Local Planning Authority on the 4th December 2025.
 - General Arrangement Section 278 Works (Amended), Scale 1:500, Drawing Number: A24085-0100-001, Rev: P03, received by the Local Planning Authority on the 18th January 2025.

The access, access road and parking arrangements must remain operational as approved at all times thereafter.

Reason

To ensure that the proposed new access road is constructed within a reasonable timescale, in the interests of highway safety (and general amenity) in accordance with Policy CO4 and CO7 of the Copeland Local Plan.

4. Prior to the first occupation of each dwelling hereby approved, the boundary treatment on that occupied plot must be installed in accordance with the following approved plans:
 - Proposed Site Layout (Amended), Scale 1:200, Dwg: 24085 (PL) 010 C, received by the Local Planning Authority on the 4th December 2025.
 - Landscape Plan (Amended), Scale 1:200, Drawing Number: WW/L01 A, received by the Local Planning Authority on the 17th July 2025.

The development must be retained in accordance with this approved detail at all times thereafter unless agreed in writing with the Local Planning Authority.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policies DS4 and N6 of the Copeland Local Plan 2013-2028.

Prior to Erection of External Walling Conditions:

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

approved details of materials and must be retained for the lifetime of the development.

Reason

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

Other Conditions:

6. All landscape works must be carried out in accordance with the details illustrated on the following approved documents:
 - Landscape Plan (Amended), Scale 1:200, Drawing Number: WW/L01 A, received by the Local Planning Authority on the 17th July 2025.
 - Plant Schedule, Prepared by Westwood Landscaping Ltd October 2024, received by the Local Planning Authority on the 4th March 2025.

The approved works must be implemented in full during the first planting season following completion of the development. Any trees or shrubs which are removed, die or become severely damaged or diseased within ten years of their first planting must be replaced in the next planting season with a similar species and in a similar location within one growing season. Any alterations to the agreed Landscape Plan should be approved in writing by the Local Planning Authority.

The approved landscaping scheme must be retained for the lifetime of the development.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policy N6 of the Copeland Local Plan 2013-2028.

7. The existing hedgerow around the perimeter of the site must be retained for the lifetime of the development in accordance with the following approved documents:
 - Landscape Plan (Amended), Scale 1:200, Drawing Number: WW/L01 A, received by the Local Planning Authority on the 17th July 2025.
 - Plant Schedule, Prepared by Westwood Landscaping Ltd October 2024, received by the Local Planning Authority on the 4th March 2025.

Reason

To enhance the appearance of the development in the interest of visual amenities of the area and to ensure a satisfactory landscaping scheme in accordance with Policy N6 of the Copeland Local Plan 2013-2028.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking or re-enacting that order with or without modification) no external alterations (including replacement windows and doors) or extensions, conservatories, dormer, or enlargement shall be carried out to the dwellings/buildings, nor shall any detached building, enclosure, domestic fuel containers, pool or hardstandings be constructed within the curtilage other than those expressly authorised by this permission.

Reason

To safeguard the character and appearance of the development in the interests of visual amenity in accordance with DS4 of the Copeland Local Plan.

Informatives Notes:

Compliance with Outline Consent

1. The development hereby approved must be carried out in accordance with conditions 1, 2, 3, 4, 5, 6, and 10 of Outline Planning Approval Ref: 4/21/2360/001.
2. The development hereby approved must be carried out in accordance with the approved details for condition 7, 8, 9 and 11 of Outline Planning Approval Ref: 4/21/2360/001 discharged under Planning Approval 4/24/2351/DOC.

Public Right of Way

1. The granting of planning permission would not give them the right to obstruct, close or divert the public right of way shown on the attached plan.
2. The public right of way as shown on the Definitive Map and Statement must be kept open and unaltered for public use until an order made to divert, stop up or to temporarily close it has been confirmed.

Emergency Planning

In view of the fact that this application, if granted, could increase the number of persons in the area (including trade people) the applicant should liaise with the resilience unit via emergency.planning@westmorlandandfurness.gov.uk to allow for further discussion to ensure the applicant and their trades people/contractors are

aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

Biodiversity Net Gain – Exemption

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 local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemptions: The approval of reserved matters for outline planning permissions is not subject to the biodiversity gain condition (as it is not a grant of planning permission).

Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



Nick Hayhurst
Head of Planning and Place
Thriving Places

30th January 2026

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.