



Cumberland Council
Cumbria House
107-117 Botchergate
Carlisle
Cumbria CA1 1RD
Telephone 0300 373 3730
cumberland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) – SECTION 73

NOTICE OF GRANT OF PLANNING PERMISSION

**THIS PLANNING PERMISSION IS THE SUBJECT OF A SECTION 106
AGREEMENT**

Story Homes
Story House
Lords Way
Kingmoor Business Park
Carlisle
CA6 4SL
FAO: Mrs Jennie Taylor

APPLICATION No: 4/25/2181/0B1

**VARIATION OF CONDITION 2 (PLANS) FOR REVISED HOUSE TYPES &
LAYOUT OF PLANNING APPROVAL 4/20/2474/0R1 - RESERVED MATTERS
APPLICATION (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT & SCALE)
FOR ERECTION OF 335 DWELLINGS INCLUDING ASSOCIATED
INFRASTRUCTURE.**

PHASE 3, EDGEHILL PARK, WHITEHAVEN.

Story Homes Limited

The above application dated 23/05/2025 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Phases 1 – 3 (Part)

Plans and details approved under:

- application reference 4/13/2235/001 as amended by application ref. 4/15/2134/0F1 and application ref. 4/16/2365/001;
- application ref. 4/19/2124/0F1.

Phases 3 (Part) and Phase 5

- Application Form
- Location Plan - Drawing No. 20078.90.9.LP Rev P2
- General Arrangements - Drawing Number 20078.90.9.GA Rev P3
- External Finishes and Boundary Treatments - Drawing Number 20078.90.9.EFBT Rev P1
- Management Layout - Drawing Number 20078.90.9.ML Rev P3
- Parking Provision Plan - Drawing Number 20078.90.9.PPP Rev P3
- EV Charging Point Plan Drawing Number 20078.90.9.EVCP Rev P3
- Detailed Site Layout - Drawing Number 54D-STO Rev J
- Boundary Treatments - Drawing No. 20078.90.9.BT Rev. P3.
- Elevations Treatments - Drawing No. 20078.90.9.ET Rev. P3
- Hard Surfaces - Drawing No. 20078.90.9.HS P3
- Site Sections and Street Scenes Sheet 1 of 2 - Drawing Number 20078.90.9.SSSS1 Rev P1
- Site Sections and Street Scenes Sheet 2 of 2 - Drawing Number 20078.90.9.SSSS2 Rev P1
- Story Homes Ltd 22.05.25 Edgehill Phases 3, 5 and 6 Plant Schedule
- Proposed Drainage Layout Sheet 1 of 2 - Drawing Number 7503-P3 / PL01-1 Rev. B
- Proposed Drainage Layout Sheet 2 of 2 - Drawing Number 7503-P3 / PL01-2 Rev. B
- Earthworks Cut and Fill Sheet 1 of 2 - Drawing Number 7503-P3 / PL03 – 1 Rev. A
- Earthworks Cut and Fill Sheet 2 of 2 - Drawing Number 7503-P6 / PL03-2 Rev. A
- Edgehill Phases 3, 5 and 6 – Landscape Plan – Drawing No. WWL10C
- Landscape Plan – Drawing No. WWL-01G sheet 1 of Rev. G
- Landscape Plan – Drawing No. WWL-01G sheet 2 of 2
- Existing Anhydrite Bund – Levels Plan - Drawing Number 7503-ABM-01
- Proposed Anhydrite Bund – Levels Plan - Drawing Number 7503-ABM-02
- Soft Landscape Plan (POS Bund) - Drawing Number UG_1415_LAN_SL_DRW_11 rev P04
- General Arrangement Plan (POS Bund) - Drawing Number UG_1415_LAN_GA_DRW_10 rev P05
- Soft Landscape Details - Drawing Number UG_1415_LAN_DET_DRW_12 rev P01
- SD100 - External Plot Finishes A20 - Issue (03) 1850mm High Open Boarded Fence - Drawing Number SD100-A001, 1850mm High Open Boarded Timber Side Gate Details - Drawing Number SD100-A-002.1, 1850mm High Feather Edge Board Timber Side Gate Details - Drawing Number SD100-A-002.2,

Number SAN-PLE1/2, Planning Elevation 1/3 - Drawing Number SAN-
PLE1/3.

- Wilson House Type (A25) Contents: Planning - Drawing Number WLN-P-CON, Planning Layout 1 (Front) - Drawing Number WLN-PLP1, Planning Elevation 1/1 (Front) - Drawing Number WLNPLE1/1, Planning Elevation 1/2 (Front) - Drawing Number WLN-PLE1/2, Planning Elevation 1/3 - Drawing Number WLN-PLE1/3, Planning Layout 2 (Corner) - Drawing Number WLN-PLP2, Planning Elevation 2/1 (Corner) - Drawing Number WLN-PLE2/1, Planning Elevation 2/3 (Corner) - Drawing Number WLN-PLE2/3, Planning Elevation 2/4 (Corner) - Drawing Number WLN-PLE2/4.
- Scottish Garage Contents: Planning - Drawing Number SG-P-CON Rev A, Single Garage 1 - Planning Drawings 1/1 - Drawing Number SG-PLP1 Rev A, Single Garage 1 - Planning Drawings 1/2 - Drawing Number SG-PLP1/2 Rev A, Double Garage 1 - Planning Drawing 2/1 - Drawing Number SG-PLP2/1, Double Garage 1 - Planning Drawing 2/2 - Drawing Number SG-PLP2/2, Twin Garage 1 - Planning Drawing 3/1 - Drawing Number SG-PLP3/1, Twin Garage 1 Planning Drawing 3/2 - Drawing Number SG-PLP3/2.
- The Blencathra, Planning Drawings, Contents: Planning Drawing Number - BLC-P-CON, Planning Layout 1 BLC-PLP1, Planning Elevation 1/1 - Drawing Number BLC-PLE1/1, Planning Elevation 1/2 - Drawing Number BLC-PLE1/2, Planning Elevation 1/4 - Drawing Number BLCPLE1/4, Planning Layout 2 (Detached) - Drawing Number BLC-PLP2, Planning Elevation 2/1 - Drawing Number BLC-PLE2/1, Planning Elevation 2/2 - Drawing Number BLC-PLE2/2, Planning Elevation 2/4 - Drawing Number BLC-PLE2/4, Planning Layout 3 (End Terrace) - Drawing Number BLC-PLP3, Planning Elevation 3/1 - Drawing Number BLC-PLE3/1, Planning Elevation 3/2 - Drawing Number BLC-PLE3/2, Planning Elevation 3/4 - Drawing Number BLC-PLE3/4.
- Oxley (A20) Planning Layout 1 - Drawing Number OXY-PLP1, Planning Elevation C - Drawing Number OXY-PLE-C.
- The Bowscale M4(2), Contents: Planning Bow-P-CON, Planning Layout 1 - Drawing Number BOW-PLP1, Planning Elevation 1/1 - Drawing Number BOW-PLE1/1, Planning Elevation 1/4 - Drawing Number BOW-PLE1/4, Planning Elevation 2/1 - Drawing Number BOW-PLE2/1, Planning Elevation 2/4 - Drawing Number BOW-PLE2/4.
- The Carrock M4 (2) Planning Drawings, Contents: Planning - Drawing Number CAR-P-CON, Planning Layout 1 - Drawing Number CAR-PLP1, Planning Elevation 1/1 - Drawing Number CARPLE1/1, Planning Elevation 1/2 - Drawing Number CAR-PLE1/2, Planning Elevation 1/4 - Drawing Number CAR-PLE1/4.
- The Hallin Contents: Planning - Drawing Number HAL-P-CON, Planning Layout 1 - Drawing Number HAL-PLP1, Planning Elevation 1/1 - Drawing Number HAL-PLE1/1, Planning Layout 1/2 - Drawing Number HAL-PLP1/2, Planning Elevation 1/4 - Drawing Number HAL-PLE1/4.
- The Helm M4(2) Planning Drawings Contents: Planning - Drawing Number HEL-P-CON, Planning Layout 1 - Drawing Number HEL-PLP1, Planning Elevation 1/1 - Drawing Number HEL-PLE1/1, Planning Elevation 1/1 - Drawing Number HEL-PLE1/1, Planning Elevation 1/4 - Drawing Number HEL-PLE1/4.

- The Skiddaw M4 (2) Contents: Planning - Drawing Number SKI-P-CON, Planning Layout 1 - Drawing Number SKI-PLP1, Planning Elevation 1/1 - Drawing Number SKI-PLE1/1.
- Alexander (A) Contents: Planning Drawing Number AXR-P-CON Rev B, Planning Layout 1 - Drawing Number AXR-PLP1 Rev A, Planning Elevation 1/1 - Drawing Number AXR-PLE 1/1 Rev B, Planning Elevation – Drawing No. AXR-PLE1/2 Rev B.
- 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 1/2 - Drawing Number CTR-PLE1/2.
- Dawson contemporary (A20) Planning Layout 1 - Drawing Number DWN-PLP1 Rev A, Planning Elevation C - Drawing Number DWN-PLE1-C.
- Grayson (A20) Planning layout 1 - Drawing Number GRN-PLP1, Planning Elevation C - Drawing Number GRN-PLE-C.
- Harper (A20) Planning Layout 1 - Drawing Number HPR-PLP1, Planning Elevation C - Drawing Number HPR-PEC.
- Jameson (A) Contents: Planning - Drawing Number JMN-P-CON, Planning Layout 1 - Drawing Number JMN-PLP1, Planning Elevation 1/1 - Drawing Number JMN-PLE1/1, Planning Elevation 1/2 - Drawing Number JMN-PLE1/2.
- Larson (A) Contents: Planning - Drawing Number LRN-P-CON, Planning Layout 1 - Drawing Number LRN-PLP1, Planning Elevation 1/1 - Drawing Number LRN-PLE1/1, Planning Elevation 1/2 - Drawing Number LRN-PLE1/2.
- Pearson (A20) Contemporary Planning Layout 1 - Drawing Number PRN-PLP1 Rev A, Planning Elevation C - Drawing Number PRN-PLE-C.
- The Hallin M4 (2) Contents: Planning Drawing Number HAL-P-CON, Planning Layout 1 - Drawing Number HAL-PLP1, Planning Elevation 1/1 - Drawing Number HAL-PLE1/1, Planning Layout 1/2 - Drawing Number HAL-PLP1/2, Planning Elevation 1/4 – Drawing Number HAL-PLE1/4.
- Harper (A20) Planning Layout - Drawing Number 1 HPR-PLP1, Planning Elevation C - Drawing Number HPR-PE-C.
- Tree Constraints Plan AJT - Drawing Number Figure 4B Reports
- CFA Archaeological Evaluation Y505/21 dated February 2021
- Phase 3A Edgehill Park - Remediation of Crownhole & Supplementary Treatment of Coal Mine Workings - Ref: 4046-G-L030 Rev A
- Remediation Strategy For Land At Phase 3b, Edgehill Park, Whitehaven - 4046-G-R022
-
- Proposed Residential Development Edgehill Park Phase 3 And 6, Whitehaven Addendum To Tree Survey Report Story Homes Ltd Revision A 11.07.25
- Tree Mitigation Plan – Drawing No. WWL03 Rev. A
- Ecological Assessment (Envirotech) Sept 2020

Reason

For the avoidance of doubt and in the interests of proper planning.

Pre-Commencement Planning Conditions – Phase 5

Highways

2. Prior to the commencement of development within Phase 5 other than site preparation works, detailed specifications of the carriageways, footways, footpaths, cycleways hereby approved including longitudinal/cross sections, shall be submitted and approved in writing by the Local Planning Authority.

The carriageways, footways, footpaths, cycleways hereby approved shall be designed, constructed, drained and lit to a standard suitable for adoption.

Any works so approved shall be constructed before the development is complete.

Reason

In the interests of highway safety in accordance with the provisions of Policy C02 and Policy C05 of the Copeland Local Plan 2021-2039.

Construction Management

3. Prior to the commencement of development within Phase 5 a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

- a. the parking of vehicles of site operatives and visitors;
- b. loading and unloading of plant and materials;
- c. storage of plant and materials used in constructing the development;
- d. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e. wheel washing facilities;
- f. measures to control the emission of dust and dirt during construction;
- g. a scheme for recycling / disposing of waste resulting from demolition and construction works;
- h. measures to control noise and vibration; and,
- i. construction surface water management.

The approved Construction Method Statement shall be adhered to throughout the construction period.

Reason

In the interests of highway safety, residential amenity and the prevention of contamination/pollution in accordance with the provisions of Policy N1 of the Copeland Local Plan 2021-2039.

Pre-Occupation Planning Conditions – Phase 5

Highways

4. No dwelling within Phase 5 as hereby approved shall be occupied until the estate road including footways and cycle ways to serve that dwelling have been constructed in all aspects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason

In the interests of highway safety in accordance with the provisions of Policy C02 and Policy C05 of the Copeland Local Plan 2021-2039.

5. No dwelling within Phase 5 as hereby approved shall be occupied until the approved parking layout and any associated turning spaces associated with the use of that dwelling have been constructed, marked out and made available for use. The approved parking layout and any associated turning spaces associated shall be retained for the lifetime of the development.

Reason

In the interests of highway safety in accordance with the provisions of Policy C02 and Policy C05 of the Copeland Local Plan 2021-2039.

Play Space

6. No dwelling within Phase 5 as hereby approved shall be occupied unless and until a scheme detailing the layout, design and implementation schedule of the approved children's play space has first been submitted to and approved in writing by the Local Planning Authority.

The area shall not thereafter be used for any purpose other than as a children's play space for the lifetime of the development.

Reason

To ensure sufficient open space is provided within the site for use by future occupants in accordance with the provisions of Strategic Policy N1 of the Copeland Local Plan 2021-2039.

Bus Stops

7. No dwelling within Phase 5 as hereby approved shall be occupied unless and until a scheme detailing the location and layout of two bus stops has first been submitted to and approved in writing by the Local Planning Authority. The approved scheme is to be implemented prior to the commencement of any bus service serving the development. The bus stops shall not thereafter be used for any purpose for the lifetime of the development.

Reason

To ensure the delivery of sustainable transport opportunities in accordance with the provisions of Policy C02 and Policy C05 of the Copeland Local Plan 2021-2039.

Other and Controlling Planning Conditions – Phase 5

Landscaping

8. Prior to the commencement of the landscaping works within Phase 5 a Landscape Management Plan including long term design objectives, management responsibilities and maintenance schedules for a period of not less than 5 years from the commencement of the landscaping works shall be submitted to and approved in writing by the local planning authority. The Landscape Management Plan shall be implemented as approved.

Reason

To safeguard and enhance the character of the area and secure high-quality landscaping in accordance with the provisions of Policy DS5 of the Copeland Local Plan 2021-2039.

9. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting season following the completion of the development. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted.

Reason

To safeguard and enhance the character of the area and secure high-quality landscaping in accordance with the provisions of Policy DS5 of the Copeland Local Plan 2021-2039.

Highways

10. There shall be no vehicular access to or egress from the Application Site other than via the approved accesses.

Reason

In the interests of highway safety in accordance with the provisions of Policy C02 and Policy C05 of the Copeland Local Plan 2021-2039.

Ground Conditions

11. Piling or any other foundation design using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

To protect the quality of groundwater in accordance with the provisions of Policy DS8 of the Copeland Local Plan 2021-2039.

Construction Management

12. No work for the construction of the development, shall take place on the site, except between the hours:

07:30 - 18.00 Monday to Friday; and
08.00 - 13.00 on Saturdays.

No work should be carried out on Sundays or officially recognised public holidays.

Reason

In the interest of residential amenity in accordance with the provisions of the National Planning Policy Framework.

Ecology

13. The development shall be completed in accordance with the provision of Ecological Assessment (Envirotech) Sept 2020.

Reason

In the interests of ecology in accordance with the provisions of Policy N1 of the Copeland Local Plan 2021-2039.

Other Planning Conditions – All Phases

14. No dwelling within Phase 5 as hereby approved shall be occupied until a Travel Plan relating to Phases 1, 2, 3 and 5 of this development has been submitted to and approved in writing by the Local Planning Authority.

The Travel Plan shall include:

- a. the form and timing of travel surveys including provision and installation of continuous automatic counting devices;
- b. interim targets pending the results of travel surveys;
- c. actual targets based on the results of travel surveys and measures adopted;
- d. measures proposed to achieve the targets including publicity;
- e. the means of monitoring the travel plan;
- f. enforcement and sanctions linked to targets;
- g. timing of submission of the final travel plan together with a timetable for the implementation of each such element and mechanism for ongoing appraisal, target revision and implementation;
- h. details of the travel plan co-ordinator including duties and hours of employment;
- i. incentives to promote the use of sustainable transport; and
- j. signage scheme for sustainable transport modes to promote their use.

No dwelling within Phase 5 as hereby approved shall be occupied prior to implementation of those parts of the approved Travel Plan capable of being implemented prior to occupation. Those parts of the approved Travel Plan that are identified therein as only being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as the development is occupied.

Reason

To ensure the delivery of sustainable transport opportunities in accordance with the provisions of Policy C04 of the Copeland Local Plan 2021-2039.

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.

Informatives

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.

Remediation Authority Informative Note

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

Building on or within the influencing distance of mine entries - GOV.UK

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Please read the accompanying notice

19th December 2025



Nick Hayhurst
Head of Planning and Place
Thriving Places

**APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

**TOWN AND COUNTRY PLANNING (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/appeal-planning-decision> . 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.