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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

Stephenson Halliday
32 Lowther Street
Kendal
LA9 4DH
FAO: Dominic Brown

APPLICATION No: 4/25/2240/0F1

**RESIDENTIAL DEVELOPMENT CONSISTING OF NO. 5 DETACHED
DWELLINGS AND ASSOCIATED WORKS INCLUDING FORMATION OF
ACCESS, LANDSCAPING AND DRAINAGE
LAND AT SALTHOUSE FARM, SALTHOUSE, MILLOM**

Neil Price Ltd

The above application dated 08/07/2025 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:

Standard Conditions

1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 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 shall be carried out in accordance with them:-

- Application Form, received by the Local Planning Authority on the 8th July 2025.
- Location Plan, Scale 1:1250, Sheet: P101, Revision: P1, received by the Local Planning Authority on the 8th July 2025.
- Site Topographical Survey, Scale 1:250, Sheet: P102, Revision: P1, received by the Local Planning Authority on the 8th July 2025.
- Site Layout Plan (Amended), Scale 1:250, Sheet: P103, Revision: P3, received by the Local Planning Authority on the 21st October 2025.
- Proposed Block Plan (Amended), Scale 1:500, Sheet: P104, Revision: P2, received by the Local Planning Authority on the 31st July 2025.
- Plot 1 (Type 1 House) Plans and Elevations, Scale 1:100, Sheet: P105, Revision: P1, received by the Local Planning Authority on the 8th July 2025.
- Plot 2 (Type 1 House) Plans and Elevations, Scale 1:100, Sheet: P106, Revision: P1, received by the Local Planning Authority on the 8th July 2025.
- Plot 3 (Type 3 House) Plans and Elevations, Scale 1:100, Sheet: P108, Revision: P1, received by the Local Planning Authority on the 8th July 2025.
- Plot 4 (Type 2 House) Plans and Elevations, Scale 1:100, Sheet: P107, Revision: P1, received by the Local Planning Authority on the 8th July 2025.
- Plot 5 (Type 3 House) Plans and Elevations, Scale 1:100, Sheet: P109, Revision: P1, received by the Local Planning Authority on the 8th July 2025.
- Proposed Street Scene, Scale 1:100, Sheet: P110, Revision: P1, received by the Local Planning Authority on the 8th July 2025.
- Drainage Layout, Scale: 1:250, Drawing No: 24035-GAD-ZZ-00-DR-C-1000, Rev: P04, received by the Local Planning Authority on the 8th July 2025.
- Flood Risk Assessment, Prepared by Gadsden Consulting January 2025, received by the Local Planning Authority on the 8th July 2025.
- Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (Amended), Prepared by South Lakes Ecology February 2025 updated October 2025, Report: 0224/7, received by the Local Planning Authority on the 21st October 2025.
- The Statutory Biodiversity Net Gain Tool (Amended), received by the Local Planning Authority on the 21st October 2025.
- Supporting Statement, Prepared by Stephenson Halliday Ltd, received by the Local Planning Authority on the 8th July 2025.

- Boundary Treatment Plan (Amended), Scale 1:250, Sheet: P111, Revision: P2, received by the Local Planning Authority on the 31st July 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.

Ecology & Biodiversity

3. The development hereby approved must be carried out in accordance with and implement all the mitigation measures set out in the following approved documents:
 - Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment (Amended), Prepared by South Lakes Ecology February 2025 updated October 2025, Report: 0224/7, received by the Local Planning Authority on the 21st October 2025.
 - The Statutory Biodiversity Net Gain Tool (Amended), received by the Local Planning Authority on the 21st October 2025.

The development must be carried out in accordance with the approved document at all times thereafter.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of Strategic Policy N3 of the Copeland Local Plan 2021-2039, the National Planning Policy Framework and The Environment Act 2021.

4. Prior to the commencement of the works hereby approved a Biodiversity Net Gain Plan must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved document at all times thereafter.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of Strategic Policy N3 of the Copeland Local

Plan 2021-2039, the National Planning Policy Framework and The Environment Act 2021.

Pre Commencement Conditions:

5. Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) must be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works must be implemented prior to the development being completed and must be maintained thereafter in accordance with the schedule.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere in accordance with Policy DS6 and DS7 of the Copeland Local Plan.

6. The development hereby approved must not commence until visibility splays providing clear visibility in accordance with approved plan 'Site Layout Plan (Amended), Scale 1:250, Sheet: P103, Revision: P3, received by the Local Planning Authority on the 21st October 2025' have been provided.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grown within the visibility splay which obstruct the visibility splays.

The visibility splays must be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason

In the interests of highway safety in accordance with Policy CO4 of the Copeland Local Plan.

7. The carriageway, footways, footpaths, cycleways, driveways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, must be submitted to the Local Planning Authority for approval before work commences on site. No work must be commenced until a full specification has been approved. These details must be in accordance with the standards laid down in the current Council Design Guide. Any works so approved must be constructed before the development is complete.

Reason

In the interests of highway safety in accordance with Policy CO4 of the Copeland Local Plan.

8. Development must not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP must include details of:
 - Pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
 - Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
 - Cleaning of site entrances and the adjacent public highway;
 - Details of proposed wheel washing facilities;
 - The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
 - Construction vehicle routing;
 - The management of junctions to and crossings of the public highway and other public rights of way/footway;
 - Details of any proposed temporary access points (vehicular / pedestrian);
 - Surface water management proposals during the construction phase;
 - Specific measures to manage and limit the impact on the school, including working hours, any special measures to accommodate pedestrians deliveries and movement of equipment on the road network surrounding the site must not take place during school muster times in the interests of road safety.

The development must be carried out in accordance with the approved details at all times.

Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety in accordance with Policy CO4 of the Copeland Local Plan.

Prior to Erection of External Walling Conditions:

9. 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.

Prior to First Use/Occupation Conditions:

10. The foul drainage for the development hereby approved, must be carried out in accordance with principles set out in the submitted Drainage Layout, ref: 24035 - GAD - ZZ - 00 - DR - C 1000 revision P04, Status S2, dated 27/5/2025. For the avoidance of doubt, no surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the foul drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policy DS6 and DS7 of the Copeland Local Plan.

11. Prior to the first occupation of any dwelling hereby approved, the existing access to the north of the site must be closed and replaced within a stone wall

in line with the details within the approved plan 'Boundary Treatment Plan (Amended), Scale 1:250, Sheet: P111, Revision: P2, received by the Local Planning Authority on the 31st July 2025'. This access must remain closed as per the approved details for the lifetime of the development.

Reason

In the interests of highway safety in accordance with Policy CO4 of the Copeland Local Plan.

12. Prior to the first installation within the development hereby approved, details of the proposed solar panels will be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details at all times thereafter and must not be altered without the prior consent of the Local Planning Authority.

Reason

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

13. Prior to the first occupation of any dwelling hereby approved, the boundary treatment at this site must be installed in accordance with the approved plans 'Boundary Treatment Plan (Amended), Scale 1:250, Sheet: P111, Revision: P2, received by the Local Planning Authority on the 31st July 2025'. Once installed the boundary treatment must be retained in accordance with these approved details at all times thereafter.

Reason

To protect residential amenity in accordance with DS4 of the Copeland Local Plan.

Other Conditions

14. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved document 'Flood Risk Assessment, Prepared by Gadsden Consulting January 2025, received by the Local Planning Authority on the 8th July 2025', and must be maintained as such at all times thereafter.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy DS6 and DS7 of the Copeland Local Plan.

15. All hard and soft landscape works must be carried out in accordance with the details illustrated on the following approved documents:

Site Layout Plan (Amended), Scale 1:250, Sheet: P103, Revision: P3, received by the Local Planning Authority on the 21st October 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.

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.

16. The existing stone boundary wall along the A5093 must be retained at all times in accordance with the details submitted in the approved document 'Boundary Treatment Plan (Amended), Scale 1:250, Sheet: P111, Revision: P2, received by the Local Planning Authority on the 31st July 2025'.

Reason

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

17. 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.

Informative Notes:

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.

Biodiversity Net Gain – Applicable

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 require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Before commencing development, a Biodiversity Gain Plan needs to be submitted and approved by the local planning authority.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

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

A handwritten signature in black ink, appearing to read 'N. J. Hayhurst'.

Nick Hayhurst
Head of Planning and Place
Thriving Places

07th November 2025

**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.