



Story House, Lords Way
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Mr C Harrison
Principal Planning Officer
Copeland Borough Council
Sent via email to chris.harrison@copeland.gov.uk

5th August 2022

Dear Mr Harrison,

Re: Story Homes, Planning Application ref: 4/22/2217/OF1, Land to West of Valley View Road, Whitehaven

Thank you for forwarding the above application consultation responses.

I write on behalf of Story Homes to outline further improvements to the drainage and construction management. While such information is usually conditional upon a planning approval, in recognising the local sensitivity and in seeking to provide up-front clarity and assurances for interested parties and decision makers, Story Homes hereby submits an updated package of plans and information;

- Surface Water Management Plan Phase 1, drawing no. 20095.90.9.SWMPP1 Rev B
- Surface Water Management Plan Phase 2, drawing no. 20095.90.9.SWMPP2 Rev B
- Construction Method Statement, August 2022
- Proposed Land Drainage, drawing no. 7843 / SK10 Rev D
- Hy-Tex Ultra Dewatering Bag technical specification

The changes include updates to the permanent land drain detail, whereby a hybrid approach of permeable and impermeable membranes are adopted to allow surface water to flow and not pool in sensitive areas near to existing and future residences – see typical land drain sections on the Proposed Land Drainage drawing no. 7843/ SK10 Rev D.

An increased package of surface water silt management measures is proposed. In the unlikely event that the settling pond and silt bag outfall at 113 l/s overflows, a 150mm uPVC overflow pipe shall take overflow to the new permanent SUDs basin. The SUDs basin shall also be installed with check-dam and dewatering silt bag as per the temporary settling pond.

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Silt trap catch pits are also included at each end of the western and eastern flowing permanent land drains. The silt traps shall be monitored every month or after every significant rainfall event – see updates to section 7 of the Construction Method Statement, August 2022. Story Homes is also proposing the monitoring of silt build up in the ponds and if required silt removal via pump and suction.

In respect of the proposed permanent SUDS pond, a Flood Risk Assessment and full micro-drainage surface water calculations have been submitted today as part of a separate full application for 109 dwellings. However, it is imperative for Story Homes to make an advanced start on the earth works to help prepare the ground and facilitate the ongoing current build at the Edgehill Park site.

A remediation strategy and verification plan can be prepared and submitted via a discharge of planning condition process to this engineering works application. Story Homes shall prior to the commencement demonstrate that the earth material is appropriate for reuse in phase 4 of development, and avoid unnecessary cart off site and the resultant transport movement impacts that would bring.

Story Homes duly notes comments from the EA regarding the proposed earthworks and need for an associated Material Management Plan. This is to be carried out under separate process with the Environment Agency.

Yours sincerely,

Adam McNally

Senior Land and Planning Manager