

## Appendices

## Appendix A – Cumbria County Council Consultation Response

Copeland Borough Council  
Development Management  
The Copeland Centre  
Catherine Street  
Whitehaven  
CA28 7SJ

For the attention of Christie M Burns

Date: 14 July 2022  
Your reference: 4/22/2070/001

Dear Christie M Burns

## CONSULTATION ON PLANNING APPLICATION

**Appn:** 4/22/2070/001  
**Site Address:** LAND NORTH OF STATION ROAD, DRIGG  
**Proposal:** OUTLINE APPLICATION (WITH ALL MATTERS RESERVED) FOR  
RESIDENTIAL DEVELOPMENT

Thank you for your consultation on 18 February 2022 regarding the above Planning Application. Cumbria County Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.

***Note:-** A PROW (public footpath/bridleway/byway) number 405017 lies adjacent to the site, the Applicant must ensure that no obstruction to the footpath occurs during, or after the completion of the site works*

### **Local Highway Authority response:**

I can confirm the Local Highway Authority raise no objections to the principle of this application. However, there are some details, explained below, which will require more detail to be submitted at the Reserved Matter and Full Planning stages to allow us to maintain our recommendation of no objections.

### **Visibility Splays**

There have been visibility splays demonstrated on the Site Layout Plan reference 001RevA however there have been no dimensions of the splays provided. The site will join the B5344 publicly maintained highway within a 30mph speed zone. The required visibility splay for a 30mph speed road should be 60m at the minimum in both directions back by 2.4m and at a height of 1.05m above the carriageway. Drivers need to be able to see obstructions 2m high down to a point 600mm above the carriageway. The latter dimension is used to ensure small children can be seen. Within the visibility splay or sight line envelope there should be no obstructions to vision

such as walls or vegetation etc within the vertical profile. If any obstructions need to be reduced or removed within the visibility splay, it should be within the applicant's ownership.

## Footways

The applicant has proposed to install a footway from the site access leading east towards and past the existing bus shelter. This meets the requirements of the LHA however as it will be built on the highway verge and therefore maintained by this authority, it will need to be built to an adoptable standard following a Section 278 agreement. Works cannot start before this has been granted. The footway construction requirements are listed below:

- A Stage 1/2 Road Safety Audit will need to be completed
- There needs to be a crossing place provided on both sides of the road and a dropped kerb will need to be installed where the proposed footway ends.
- The footway will need to be a minimum of 2 meters in width
- The existing streetlight will need to be relocated to allow for the 2m wide footway. This would be funded by the developer.

## Access Construction

The LHA would require the access to be surfaced with a bound material and appropriate drainage is installed to prevent surface water discharging onto or off the highway.

The access needs to be a minimum of 4.8m in width in accordance with Appendix 4 of the Cumbria Development Design Guide which will allow two vehicles to pass one another and prevent vehicles waiting on the highway to enter the site.

## **Lead Local Flood Authority response:**

This application is outline with all matters reserved so drainage detail will be considered at the reserved matter stage. It is worth noting however, there have been no details of the proposed drainage strategy submitted at this stage. The applicant should be considering the hierarchy set by the NPPG:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

## **Conditions:**

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

**Reason:** To ensure a minimum standard of construction in the interests of highway safety. To support Local Transport Plan Policies: LD5, LD7, LD8

**2. The development shall not commence until visibility splays providing clear visibility of 60 x 2.4 x 60 metres down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway. 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 grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.**

**Reason:** In the interests of highway safety.

To support Local Transport Plan Policies: LD7, LD8

**3. No dwellings or buildings or structures shall be commenced until the access roads, as approved, are defined by kerbs and sub base construction.**

**Reason:** To ensure that the access roads are defined and laid out at an early stage.

To support Local Transport Plan Policies: LD5, LD7, LD8

**4. Details of proposed crossings of the highway verge and/or footway shall be submitted to the Local Planning Authority for approval. The development shall not be commenced until the details have been approved and the crossings have been constructed.**

**Reason:** To ensure a suitable standard of crossing for pedestrian safety.

To support Local Transport Plan Policies: LD5, LD7, LD8.

**5. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is occupied/brought into use.**

**Reason:** In the interests of highway safety.

To support Local Transport Plan Policies: LD5, LD7, LD8

**6. The use of the development shall not be commenced until the access has been formed to give a minimum carriageway width of 4.8 metres, and that part of the access road extending 10 metres into the site from the existing highway has been constructed in accordance with details approved by the Local Planning Authority.**

**Reason:** In the interests of highway safety.

To support Local Transport Plan Policies: LD7, LD8

**7. Footways shall be provided that link continuously and conveniently to the nearest existing footway. Pedestrian within and to and from the site shall be provided that is convenient to use.**

**8. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be**

managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details.

None of the dwellings hereby approved shall be first occupied until the approved surface water drainage scheme has been completed and made operational.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

**9. Prior to the commencement of any development at this site, the required dye testing or CCTV inspections of the culvert, as detailed within the approved document 'Drainage Strategy Report' , must be carried out. Should the surveys find any damage or defects within the existing culvert, they shall be repaired prior to the construction of the dwellings. The findings from these investigations must be submitted in writing and approved by the Local Planning Authority prior to the commencement of any development at this site.**

**Reason**

*To ensure the provision of a satisfactory drainage scheme in accordance with the provision of Policy ENV1 and Policy DM24 of the Copeland Local Plan 2013 – 2028.*

Yours sincerely

Emily Grey  
Assistant Development Management Officer

## Appendix B – Drigg Parish Council Minutes

Drigg and Carleton Parish Council

**MINUTES OF THE JULY 2022 ORDINARY MEETING OF THE  
DRIGG AND CARLETON PARISH COUNCIL  
Held in Drigg Village Hall on 14<sup>th</sup> July 2022 at 7.30 pm**

|                   |                  |                                 |
|-------------------|------------------|---------------------------------|
| <b>Attended:</b>  | John Jennings    | (Chair)                         |
|                   | Suey Browne      |                                 |
|                   | Keith Hitchen    |                                 |
|                   | Jimmy Naylor     |                                 |
|                   | Justine Robinson | (Responsible Financial Officer) |
|                   | Karen Warmoth    | (Clerk)                         |
| <b>Apologies:</b> | Andy Pratt       | (Vice-Chair)                    |
|                   | Keith Murray     |                                 |
|                   | Jo Whyte         |                                 |

**1) Minutes of the Ordinary Meeting held on 14<sup>th</sup> June 2022**

- a) Resolution to approve the minutes of the meeting on 14<sup>th</sup> June 2022 as a true and accurate record was proposed by KH and seconded by SB with all in favour

**2) Minutes of the Extra Ordinary Annual General Meeting held on 27<sup>th</sup> June 2022**

- a) Resolution to approve the minutes of the meeting on 27<sup>th</sup> June 2022 as a true and accurate record was proposed by SB and seconded by KH with all in favour

**3) Resolution:** the minutes of both meetings in June 2022 were approved**4) Apologies for absence:** see above**5) Parish Clerk**

- a) **Letter of thanks:** it was resolved to draft a letter of thanks to Mr Millington for his years of service to the Parish Council from 2006 to 2022
- b) **Appointment of a new Clerk:** Karen Warmoth was duly appointed as Clerk to the Parish Council with immediate effect (employment contract pending)
- c) **Parish documents:** PC documents handover is ongoing. Hardcopy documents have been given to JJ to sort prior to passing on to the new Clerk; electronic documents to be sent via memory stick. Textbook *Arnold-Baker on Local Council Administration* given to the new Clerk

**Action 7/1:** Clerk to draft letter of thanks for Chair to approve, sign and send

**Action 7/2:** Clerk to inform CALC and Copeland Borough Council of the change of Clerk

**Action 7/3:** Clerk to research the option and costs of studying for a CiLCA qualification

**Action 7/4:** KH to research job description and employment contract for the Parish Clerk and send sample documents to JJ

**Action 7/5:** JJ to sift documents for relevance and decide on material for archiving

**6) Financial Matters**

- a) **Finance Report:** the balance is £6,668.79 (payment of £363.95 paid to the Parish Council by Drigg Charity in respect of services by the Clerk and RFO as Secretary and Treasurer respectively)
- b) **Dates to make Parish Council Accounts Available:** the Accounts were made available on 28<sup>th</sup> June 2022 until 8<sup>th</sup> August 2022 via the website and Parish noticeboard



- c) **Payments online:** it was resolved to authorise the RFO to make payments online when the payment has been minuted and approved by the Parish Council as soon as the Parish Council has an online banking facility in place (per the revised Standing Orders, 2022)
- d) **Payments:**
  - i) **TR Publishing:** Tethera invoice for £75 was delegated to the Drigg Charity as the cost is related to a community benefit
  - ii) **Clerk's invoice:** invoice 3 covering May and June 2022 for £281.12. Of this £56.22 will be paid to HMRC as PAYE and £4 expenses (total payment to Clerk of £228.90, cheque number 000891)
  - iii) **RFO's invoice:** invoice covering March to June 2022 for £379.01. Of this £75.80 will be paid to HMRC as PAYE (total payment to RFO £319.69 incl expenses, cheque number 000892)
  - iv) **HMRC:** total payment of £132.02 to be made by Direct Debit via the HMRC website
  - v) **Employees' invoices:** KH proposed payments to the HMRC and to the officers are paid, seconded by SB, all in favour
  - vi) **Auditor's fee:** cost of £75 paid out
  - vii) **Data Protection:** fee renewal of £40 paid out
- e) **Managing invoices:** the Clerk of the Parish Council shall email the Secretary to the Drigg Charity requesting payment for services of the Secretary and Treasurer of the Charity
- f) **CALC invoice TR2412:** the Clerk training invoice has been paid but payment queried by CALC. Clerk to review and establish if further payment is due. Payment to CALC of up to £20 is approved if it proves that the invoice is outstanding
- g) **Training budget:** proposed by KH that the Clerk should attend CiLCA training funded by the PC, seconded by SB with all in favour, since the PC will achieve Quality Council status with a CiLCA qualified Clerk

**Action 7/6:** Clerk to email the Secretary to the Drigg Charity requesting reimbursement for services

#### **7) Actions and Matters Arising from previous Council meetings**

- a) **Action 5/3:** JJ to confirm whether Highways would need to be notified re the siting of a bench on a pavement – ongoing
- b) **Action 6/1:** completed
- c) **Action 6/2:** data from Copeland Housing Needs Survey 2020 relating to Drigg and Carleton to be reviewed by KH and discussed at the next meeting
- d) **Action 6/3:** AP reported by email that he may be able to secure a Planning Officer to speak to the PC re Housing Needs in September (possibly via Teams)
- e) **Action 6/4:** completed
- f) **Action 6/5:** completed
- g) **Action 6/6:** completed

**Action 7/7:** KH to review housing needs data for this Parish and report findings to the next meeting

#### **8) Reports from County and District Councillors**

- a) **County:** KH reported on the Planting for Pollinators scheme, requiring a map of recommended appropriate sites and soil sampling. Current sites for grass cutting might be used which would save money as the wildflower meadow will not need cutting (apart from a one metre strip at the edge of the pavement)

**Action 7/8:** KH to request that Drigg and Carleton should be included in the Planting for Pollinators scheme

**Action 7/9:** KH to research whether drainage work on the B5344 is due shortly which might affect the sites chosen for a wildflower meadow

- b) **Copeland:** nothing to report
- c) **Cumberland:** moving forward with large collective budgets. By November 2022, staff will know where they will be located. The Unitary Council has a blueprint for community operations with high level of involvement with town and parish councils; currently discussing delegation of responsibilities
- d) **Coastal Committee:** no meeting this month - nothing to report

## 9) Public Participation

- a) No members of the public attended or asked to speak

## 10) Main Business

- a) **Community Communications:** Beach Monitoring consultation by Sellafeld attended by KH, the Chairs of Gosforth and St Bees PCs and an Allonby councillor. There is no plan to change the current monitoring as levels of particles are declining substantially (with a spike in levels on the north of the coastline due to the drift north)
- b) **CLP:** the CLP is a live document subject to ongoing review

**Action 7/10:** JJ to update and circulate KH's suggested amendments to the CLP

## 11) Received communications

- a) **Emergency Plan:** query whether a resilience plan is needed? Other agencies cater for emergencies, eg Sellafeld. Difficult to plan for unknown contingencies. Website and Facebook pages likely to be used to communicate information in the event of an emergency
- b) **WCH Hospital campaign:** Cllr Dinsdale seeking support for his campaign to provide treatment at West Cumberland Hospital for stroke and heart conditions. Proposed by SB that the PC support this campaign, seconded by JJ, all in favour
- c) **Zurich:** noted that Zurich has changed its UK legal status. This will not affect the PC's policy
- d) **NACO guidance:** receipt of confidential document noted
- e) **Footpath maintenance:** a parishioner asked a member before the meeting about the maintenance of a footpath and was directed to report the matter via the CCC website

## 12) Planning Applications

- a) **Copeland Borough Council**
  - i) **CBC Ref 4/22/2070/001** Land North of Station Road, Drigg: email correspondence about this matter clarified that the current size of the development precludes a planning condition regarding affordable housing. If the application extends to more than 10 dwellings, there will be affordable housing and terms favourable to local buyers to benefit the community. The members agreed by email that they were satisfied with this response and supported the application
  - ii) **CBC Ref 4/22/2270/0F1:** detached double garage, Southerly, Drigg: no loss of visual amenity due to high hedge. Surface water in the vicinity may be a problem due to ongoing drainage / flooding issues. PC has no objection to this application
  - iii) **Copeland Local Plan:** no direct impact on the Drigg and Carleton parish. Consultation available on the following link: <https://www.copeland.gov.uk/content/local-plan-publication-draft-addendum-consultation>

**13) Cumbria Association of Local Councils****a) Copeland District of CALC AGM**

- i) **AGM:** AP elected Chair of the Copeland district of CALC with Cllr Doug Sim of St Bees Parish Council as Vice-Chair
- ii) **Census data:** ONS link emailed by CALC:  
<https://www.ons.gov.uk/releases/initialfindingsfromthe2021censusinenglandandwales>

**14) Reports from Representatives****a) GDF Mid Copeland Community Partnership:**

- i) AP elected Chair of the GDF committee
- ii) JJ unable to attend meetings mid-afternoon (monthly, Mondays 3 pm – 5.30 pm) and can no longer represent Drigg and Carleton Parish Council on the GDF committee. KH is now the CALC representative to the GDF and is unable to represent the Drigg and Carleton Parish Council. The Clerk would be available to represent the PC on this committee if eligible as an employee to do so

**Action 7/12:** KH to research whether the Clerk can represent the PC on the GDF committee

- b) **LLWR / NWS Liaison:** no meeting was held, nothing to report

**15) Agenda for next meeting**

- a) Update to the CLP to be discussed
- b) Copeland Housing Needs Survey 2020 – data for Drigg and Carleton (KH to review data)
- c) Delegated authority to the Clerk to deal with matters too late or too inconsequential for the PC meeting

**16) Date of next meeting**

- a) Meeting closed 9.26 pm
- b) Next meeting to be held on **Tuesday 13<sup>th</sup> September 2022** at Drigg Village Hall at 7.30 pm

Karen Warmoth

Clerk

Drigg and Carleton Parish Council

15<sup>th</sup> July 2022

**Summary of Action Points**

**Action 7/1:** Clerk to draft letter of thanks for Chair to approve, sign and send

**Action 7/2:** Clerk to inform CALC and Copeland Borough Council of the change of Clerk

**Action 7/3:** Clerk to research the option and costs of studying for a CiLCA qualification

**Action 7/4:** KH to research job description and employment contract for the Parish Clerk and send sample documents to JJ

**Action 7/5:** JJ to sift documents for relevance and decide on material for archiving

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**Action 7/9:** KH to research whether drainage work on the B5344 is due shortly which might affect the sites chosen for a wildflower meadow

**Action 7/10:** JJ to update and circulate KH's suggested amendments to the CLP

**Action 7/11:** KH to research whether the Clerk can represent the PC on the GDF committee

## Appendix C - United Utilities Consultation Response

Copeland Borough Council  
By email

**Your ref:** 4/22/2070/001  
**Our ref:** DC/22/693  
**Date:** 09-MAR-22

Dear Planning Team

**Location: Land North Of Station Road, Drigg.**

**Proposal: Outline Application (With All Matters Reserved) For Residential Development.**

United Utilities wish to make the following comments regarding the proposal detailed above.

#### **DRAINAGE**

We request the following drainage condition is attached to any subsequent approval:

***Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:***

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;***
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);***
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;***
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;***  
***and***
- (v) Foul and surface water shall drain on separate systems.***

***The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.***

***Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.***

***Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.***

Please note according to our sewer records, there are no public sewers within the immediate vicinity of this site.

The applicant can discuss any of the above with Developer Engineer, **Tom Bethell**, by email at [wastewaterdeveloperservices@uuplc.co.uk](mailto:wastewaterdeveloperservices@uuplc.co.uk).

Please note, United Utilities is not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewers for Adoption and United Utilities' Asset Standards'. This is important as drainage design can be a key determining factor of site levels and layout.

Acceptance of a drainage strategy does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design, has been assessed and accepted in writing by United Utilities. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.

### **Management and Maintenance of Sustainable Drainage Systems**

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development. You may find the condition below a useful example.

*Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:*

- a. *Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and*
- b. *Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.*

*The development shall subsequently be completed, maintained and managed in accordance with the approved plan.*

*Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.*

Please note United Utilities cannot provide comment on the management and maintenance of an asset that is owned by a third party management and maintenance company. We would not be involved in the discharge of the management and maintenance condition in these circumstances.

## **WATER AND WASTEWATER SERVICES**

If the applicant intends to receive water and/or wastewater services from United Utilities, they should visit our website or contact the Developer Services team for advice. This includes seeking confirmation of the required metering arrangements for the proposed development.

If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the arrangements will be suitable for the new proposal.

In some circumstances we may require a compulsory meter is fitted. For detailed guidance on whether the development will require a compulsory meter please visit <https://www.unitedutilities.com/my-account/your-bill/our-household-charges-20212022/> and go to section 7.7 for compulsory metering.

If reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.

To avoid any unnecessary costs and delays being incurred by the applicant or any subsequent developer, we strongly recommend the applicant seeks advice regarding water and wastewater services, and metering arrangements, at the earliest opportunity. Please see 'Contacts' section below.

## **UNITED UTILITIES PROPERTY, ASSETS AND INFRASTRUCTURE**

**United Utilities will not allow building over or in close proximity to a water main.**



**United Utilities may not allow building over or in close proximity to a public sewer.**

**It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development.** Developer's should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Where United Utilities' assets cross the proposed red line boundary, developers must contact our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition.

Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme.

Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include earth movement and the transport and position of construction equipment and vehicles.

Consideration should also be applied to United Utilities assets which may be located outside the applicant's red line boundary. Any construction activities in the vicinity of our assets must comply with our 'Standard Conditions for Works Adjacent to Pipelines' or national building standards.

**The applicant or developer should contact our Developer Services team for advice if their proposal is in the vicinity of water or wastewater pipelines and apparatus. It is their responsibility to ensure that United Utilities' required access is provided within their layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity. See 'Contacts' section below.**

## **CONTACTS**

### **Website**

For detailed guidance on water and wastewater services, including application forms and the opportunity to talk to the Developer Services team using the '**Live Chat**' function, please visit:

<http://www.unitedutilities.com/builders-developers.aspx>

### **Email**

For advice on water and wastewater services or to discuss proposals near to pipelines, email the Developer Services team as follows:

**Water mains and water supply, including metering - [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk)**

**Public sewers and drainage - [WastewaterDeveloperServices@uuplc.co.uk](mailto:WastewaterDeveloperServices@uuplc.co.uk)**

**Telephone** - 0345 072 6067

**Property Searches (for asset maps):**

A number of providers offer a paid for mapping service including United Utilities. For more information, or to purchase a sewer and water plan from United Utilities, please visit <https://www.unitedutilities.com/property-searches/>

Water and sewer records can be viewed for free at our Warrington Head Office by calling 0370 751 0101. Appointments must be made in advance. Public sewer records can be viewed at local authority offices. Arrangements should be made directly with the local authority.

The position of the underground apparatus shown on asset maps is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown on the map.

We request that a copy of this letter is made available to the applicant.

Yours faithfully

The Planning, Landscape and Ecology Team

## Appendix D – Copeland Village Services Study



# Copeland Local Plan Evidence Document

## **Village Services Survey**

November 2017

## Drigg

Population Approximately 307

| Service                      | In the Village (Y/N) | Name of Service                     | Total 2017 | Total 2010 | Difference |
|------------------------------|----------------------|-------------------------------------|------------|------------|------------|
| Secondary School             | N                    |                                     |            |            |            |
| Primary School               | N                    |                                     |            |            |            |
| Doctor                       | N                    |                                     |            |            |            |
| Dentist                      | N                    |                                     |            |            |            |
| Community Facility           | Y                    | Drigg Village Hall                  | 1          | 1          | 0          |
| Church                       | Y                    | St Peter's Church                   | 1          | 1          | 0          |
| Pub                          | Y                    | Victoria Hotel                      | 1          | 1          | 0          |
| Restaurant / Cafe / Takeaway | Y                    | Spindle Craft Shop and Cafe         | 1          | 1          | 0          |
| Hotel / B&B                  | Y                    | Victoria Hotel                      | 1          | 1          | 0          |
| Post Office                  | N                    |                                     |            |            | 0          |
| Shop                         | Y                    | Spindle Craft Shop and Cafe         | 1          | 1          | 0          |
| Employer                     | Y                    | Drigg Low Level Waste Disposal Site | 1          | 0          | +1         |
| Open Space                   | N                    |                                     |            |            |            |
| Daily Public Transport       | Y                    | Drigg Train Station                 | 1          | 0          | +1         |
| Road Classification          | -                    |                                     |            |            |            |
| Cycleway Connection          | ?                    |                                     |            |            |            |
| Post Box                     | Y                    |                                     | 2          | 2          | 0          |
| Phone Box                    | Y                    |                                     | 1          | 1          | 0          |

Drigg has 2 additional services in 2017. This is because we have been looking at a wider area in the 2017 survey to include The Drigg Low Level Waste Disposal Site and the Drigg Train Station.

## Appendix E – Copeland Landscape Settlement Study

# Copeland Landscape Settlement Study

## July 2020

### Part 3: Settlement Studies

#### V4

15/07/2020 10:00 15/07/2020 10:00





# Character Type: 5B Low Farmland

## Settlement Study: Drigg and Holmrook

### Key Characteristics and Qualities

Two individual linear settlements built around farmsteads with linear expansion of 19<sup>th</sup> and 20<sup>th</sup> century housing developments.

Holmrook is the northernmost, sitting on the boundary of the Lake District National Park. The village is characterised by its woodland setting and the riverside character of the central part of the village.

Drigg is a more dispersed settlement, with a string of well spaced modern individual houses connecting older farmsteads. The focus of the village is split between the chapel on the eastern edge and 19<sup>th</sup>/20<sup>th</sup> century housing at the railway station in the west. The settlement is constrained in the west by the railway and controlled land. Beyond the railway lies extensive areas of flat, open coastal pasture, from where there are long views to the Lakeland Fells and to the coast.

### Sensitivity

The separate identities of the two villages are sensitive to unplanned linear growth.

The intimate character of Holmrook and its woodland / riverine setting are sensitive to unsympathetic development.

The setting of the National Park is sensitive to unsympathetic or large scale development in Holmrook.

There is scope for development in Drigg to reinforce the sense of identity in the heart of the village and to help define village character.

