

From: Christie Burns
Sent: 27 July 2023 16:09
To: Development Control
Subject: FW: 4/23/2082/0F1 - LAND AT NORTH LANE, HAVERIGG

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Hi all,

Please can these comments be added online.

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind Regards,

Christie Burns MRTPI

Senior Planning Officer | Development Management
Thriving Place and Investment | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG

T: [REDACTED]

Email: [REDACTED]



From: David Bechelli [REDACTED] <>
Sent: Thursday, July 27, 2023 3:41 PM
To: Christie Burns <[REDACTED]>
Subject: RE: 4/23/2082/0F1 - LAND AT NORTH LANE, HAVERIGG

Hi Christie,

My first point was raised relating to the fact that, as often, there is conflicting information provided, with planning applications.

With regards to drainage the Drainage Strategy is what the application should be considered on and I now have no concerns with that document.

Regards

[REDACTED]

David Bechelli

Flood and Coastal Defence Engineer | Flood and Development Management
Place Sustainable Growth and Transport | Cumberland Council
Parkhouse Building | Baron Way | Carlisle | CA6 4SJ

M. [REDACTED]
cumberland.gov.uk



From: Christie Burns [REDACTED] >
Sent: 27 July 2023 10:22
To: David Bechelli <[REDACTED]>
Subject: RE: 4/23/2082/0F1 - LAND AT NORTH LANE, HAVERIGG

Hi Dave,

I have now received the following response from the agent of this application:

I think the only comment to respond to is the first one? With regards to this, the drainage strategy states that surface water on the site is to be attenuated on each plot and released to the existing watercourses present on the site. Should the application be approved, that will form one of the approved documents. As I'm sure David is aware, the nearest combined sewer is some distance away and it wouldn't make any sense financially to connect to this when there are watercourses adjacent which are higher in the drainage hierarchy.

Its unfortunately just a hangover from the original application form from the hybrid application, which also ticked the mains sewer box, when in reality that would never have been the case.

I would be grateful if you could review and confirm whether you have any further comments to make on the application.

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Kind Regards,

Christie Burns MRTPI

Senior Planning Officer | Development Management
Thriving Place and Investment | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG

T: [REDACTED]
Email: [REDACTED]



From: David Bechelli <[REDACTED]>
Sent: Tuesday, July 25, 2023 4:50 PM
To: Christie Burns <[REDACTED]>
Subject: FW: 4/23/2082/OF1 - LAND AT NORTH LANE, HAVERIGG

Hi Christie,

With regards to the additional and amended information, I've updated my original comments in [blue](#) below.

Regards

[REDACTED]

David Bechelli

Flood and Coastal Defence Engineer | Flood and Development Management
Place Sustainable Growth and Transport | Cumberland Council
Parkhouse Building | Baron Way | Carlisle | CA6 4SJ

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From: David Bechelli
Sent: 14 April 2023 14:23
To: Christie Burns <[REDACTED]>
Subject: 4/23/2082/OF1 - LAND AT NORTH LANE, HAVERIGG

Hi Christie,

Having a quick look at this, the same Flood Risk Assessment & Drainage Strategy has been submitted for the previous application.

In addition the same issue has arisen in the application, as previously, so my queries from the previous application still apply:

- The Planning Application states that surface water will be disposed of to the main sewer, when this is clearly not the case. Why? [This remains outstanding, but is for the applicant, not the consulting drainage engineer to respond to.](#)

- The Flood Risk Assessment & Drainage Strategy mentions and historic structure and existing drainage arrangements. Can details of these be provided? Is the existing drainage system in an adequate condition? [The Flood Risk & Drainage Strategy has been updated to remove reference to these items. The comments sheet confirms that the existing drainage is maintain by landowner and ditches cleared on a routine basis.](#)
- Has consideration been given for drainage for the development to be communal, rather than individual, as this may be a more sustainable solution? For example a package treatment plant for each section of the site, rather than each plot. [The comments sheet confirms the proposed arrangements, with individual arrangements for self-build plots being the reason. This is understandable.](#)
- Again, as per above there is an indication of existing paved area and a reduction, but no evidence that there is any existing paving on site or areas of hardstanding. [The comments sheet confirms this has been removed. Calculations for the site were based on greenfield rates.](#)

I don't think there will be any issue for the site in terms of flood risk and drainage, but at this stage clarification is needed.

Depending upon responses to the above, I may have further queries.

Regards

[Redacted]

David Bechelli

Flood and Coastal Defence Engineer - Environmental Health & Land Charges

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