



Story House, Lords Way
Kingmoor Business Park
Carlisle, Cumbria, CA6 4SL

T: 01228 404550

E: info@storyhomes.co.uk
www.storyhomes.co.uk

Mr C Harrison
Principal Planning Officer
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
CA28 7SJ

5th August 2022

Dear Chris

Full planning application for 109 dwelling houses and associated infrastructure including landscaping, open space, access and Highways & Drainage, Phase 4, Edgehill Park, Whitehaven

Further to our recent discussions, the following documents are submitted in support of the above application

- Planning Application Form
- Planning Statement – August 22
- Affordable Housing Statement – August 22
- Statement of Community Involvement – August 22
- Design and Access Statement
- Geophysical Survey Report (Magnitude Surveys Ref MSNX1150A, January 2022).
- Archaeological geophysical survey area plan (Magnitude Surveys Ref MSNX1160 Preliminary Figure)
- Flood Risk Assessment Report (Coopers report ref: 7843FRA dated 29 July 2022)
- Foul Water calculations dated 21st July 2022.
- Surface Water calculations dated 21st July 2022.
- Archaeological Appraisal (CFA Ref Y456/22 dated February 2022)
- Geo-environmental Appraisal (iD Geo Report No. 4046-G-R024, dated December 2021).
- Transport Assessment (i-Transport Ref JW/MS/ITM17460-001B, dated 4th July 2022)
- Residential Travel Plan (TPS, July 2022)

STORY HOMES LTD

Registered in England No. 2275441

Registered Office:
Story House, Lords Way
Kingmoor Business Park
Carlisle, Cumbria, CA6 4SL

- Preliminary Ecological Appraisal (Urban Green, January 2022)
- Biodiversity Net Gain Design Stage Assessment (Urban Green, June 2022)
- Biodiversity Enhancement Management Plan (Urban Green, June 2022)
- eDNA survey (May 2022)
- Arboricultural Impact Assessment (Urban Green, August 2022)
- Landscape and Visual Appraisal (Urban Green, August 2022)
- Landscape General Arrangement Plan, Drawing No. UG_1415_LAN_GA_DRW_01 Rev P06.
- Soft Landscape Plan sheet 1 of 7, Drawing No. UG_1415_LAN_SL_DRW_01 Rev P04.
- Soft Landscape Plan sheet 2 of 7, Drawing No. UG_1415_LAN_SL_DRW_02 Rev P04.
- Soft Landscape Plan sheet 3 of 7, Drawing No. UG_1415_LAN_SL_DRW_03 Rev P04.
- Soft Landscape Plan sheet 4 of 7, Drawing No. UG_1415_LAN_SL_DRW_04 Rev P04.
- Soft Landscape Plan sheet 5 of 7, Drawing No. UG_1415_LAN_SL_DRW_05 Rev P04.
- Soft Landscape Plan sheet 6 of 7, Drawing No. UG_1415_LAN_SL_DRW_06 Rev P04.
- Soft Landscape Plan sheet 7 of 7, Drawing No. UG_1415_LAN_SL_DRW_07 Rev P04.
- Proposed Highways Longsections Sheet 1 of 2, Drawing No. 7843/SK03-1 Rev C
- Proposed Highways Longsections Sheet 2 of 2, Drawing No. 7843/SK03-2 Rev C
- Drainage Strategy, Drawing No. 7843/SK04 Ref F.
- Site Sections sheet 1 of 2, Drawing No. 7843/SK08-1 Rev E
- Site Sections sheet 2 of 2, Drawing No. 7843/SK08-2 Rev D
- Strategy Levels plan, Drawing No. 7843 / SK09 Rev C

Layout Plans

- Site Location Plan drawing number 66D-STO-002
- Detailed site layout plan drawing number 66D-STO-100 rev P
- Detailed Site Layout Plan (coloured) drawing number 66D-STO-101 rev B
- Proposed Elevation Treatment plan drawing number 66D-STO-102 rev H
- Proposed Boundary Treatment plan drawing number 66D-STO-103 Rev E
- Proposed Parking Provision Plan drawing number 66D-STO-104 rev E
- Proposed Hard Surfaces Plan drawing number 66D-STO-105 rev E
- Proposed Management Plan drawing number 66D-STO-106 rev E
- Street Scenes drawing number 66D-STO-107
- Boundary Details – 1800mm High Fence drawing number BD-03 rev A, 1800mm Lapped Fence drawing number BD-06, 1762 High Brick Wall drawing number BD-15, 1100mm Estate Railings drawing number BD-30, 450mm Trip Rail drawing number BD-70.
- Material Samples

House Types

- 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-PLE1/1 rev B, Planning Elevation 1/2 drawing number AXR-PLE1/2 rev B.
- Branford M4 (2) S Planning Drawings, Contents: Planning drawing number BFD-P-CON rev B, Planning Layout 1 drawing number BFD-PLP1 rev A, Planning Elevation 1/1 drawing number BFD-PLE1/1 rev B, Planning Elevation 1/2 drawing number BFD-PLE1/2 rev B.
- Cooper (A) Contents: Planning drawing number CPR-P-CON rev C, Planning layout 1 (semi) drawing number CPR-PLP1 rev A, Planning Elevation 1/1 (semi) drawing number CPR-PLE1/1 rev B, Planning Elevation ½ (Semi) drawing number CPR-PLE1/2 rev B, Planning layout 2 (Front) drawing number CPR-PLP2 rev A, Planning Elevation 2/1 (Front) drawing number CPR-PLE2/1 rev B, Planning Elevation 2/2 (Front) drawing number CPR-PLE2/2 rev B, Planning Layout 3 (corner) drawing number CPR-PLP3 rev A, Planning Elevation 3/1 (Front) drawing number CPR-PLE3/1 rev B, Planning Elevation ¾ (corner) drawing number CPR-PLE3/4 rev B.
- Fulford M4 (2) S Contents: Planning drawing number FFD-P-CON rev B, Planning Layout 1 drawing number FFD-PLP1 rev B, Planning Elevation 1/1 drawing number FFD-PLE1/1 rev B, Planning Elevation ½ drawing number FFD-PLE1/2 rev B.
- Grayson (A) Planning drawings, Contents: Planning Drawing number GRN-P-CON, Planning Layout 1 drawing number GRN-PLP1, Planning Elevation 1/1 drawing number GRN-PLE1/1, Planning Elevation ½ drawing number GRN-PLE1/2.
- Garage booklet single garage 1 planning drawing 1/1 drawing number SG-PLP1/1 rev A,
- Harper (A) Contents: Planning drawing number HPR-P-CON rev C, planning layout 1 drawing number HPR-PLP1 rev B, Planning Elevation 1/1 drawing number HPR-PLE1/1 rev C, Planning Elevation ½ drawing number HPR-PLE1/2 rev C.
- Hewson (A) Contents: Planning drawing number HWN-P-CON rev D, planning layout 1 drawing number HWN-PLP1 rev B, Planning Elevation 1/1 drawing number HWN-PLE1/1 rev D, Planning Elevation ½ drawing number HWN-PLE1/2 rev D, Planning Elevation 1/3 drawing number HWN-PLE1/3 rev D.
- Masterton (A) Contents: Planning drawing number MTN-P-CON rev D, Planning Layout 1 drawing number MTN-PLP1 rev B, Planning Elevation 1/1 drawing number MTN-PLE1/1 rev D, Planning Elevation ½ drawing number MTN-PLE1/2 rev D.
- Rushford M4 (2) S Contents: Planning drawing number RFD-P-CON rev B, planning layout 1 drawing number RFD-PLP1 rev A, Planning Elevation 1/1 drawing number RFD-PLE1/1 rev A, Planning Elevation ½ drawing number RFD-PLE1/2 rev A.
- Sanderson (A) Contents: Planning drawing number SAN-P-CON rev D, planning layout 1 drawing number SAN-PLE1 rev C, Planning Elevation 1/1 drawing number SAN-PLE1/1 rev C, Planning Elevation ½ drawing number SAN-PLE1/2 rev C, Planning Elevation 1/3 drawing number SAN-PLE1/3 rev C
- Spencer (A) Contents: Planning drawing number SPR-P-CON rev E, Planning Layout 1 drawing number SPR-PLP1 rev C, Planning Layout 2 drawing number SPR-PLP2 rev C, Planning Elevation 1/1 drawing number SPR-PLE1/1 rev D, Planning Elevation ½ drawing number SPR-PLE1/2 rev D, Planning Elevation 2/1 drawing number SPR-PLE2/1 rev D, Planning Elevation 2/2 drawing number SPR-PLE2/2 rev D

- Wilson (A) Contents: Planning Drawing number WLN-P-CON rev E, Planning Layout 1 (Front) drawing number WLN-PLP1 rev C, Planning Elevation 1/1 (Front) drawing number WLN-PLE1/1 rev C, Planning Elevation ½ (Front) drawing number WLN-PLE1/2 rev C, Planning Elevation 1/3 (Front) drawing number WLN-PLE1/3 rev C, Planning Layout 2 (Corner) drawing number WLN-PLP2 rev C, Planning Elevation 2/1 (Corner) drawing number WLN-PLE2/1 rev C, Planning Elevation 2/3 (corner) drawing number WLN-PLE2/3 rev C, Planning Elevation 2/4 (Corner) drawing number WLN-PLE2/4 rev C.

Yours sincerely

Adam McNally
Senior Land & Planning Manager