



Story House, Lords Way
Kingmoor Business Park
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Mr C Harrison
Principal Planning Officer
Development Management
Thriving Place and Investment
Cumberland Council
Market Hall
Market Place
Whitehaven
CA28 7NG

22 May 2025

Dear Mr Harrison

S73 application for revised house types and layouts pursuant to application reference 4/20/2474/0R1, Land to the West of Valley View Road, Whitehaven.

This Section 73 application seeks approval for the replanning of plots within the Edgehill Park phase 3 development. This application also seeks to introduce our new high density 'intro' product. This is a more contemporary, higher density product which will sit alongside our already successful product. The 'Intro' collection will offer a different type of living to provide for a different demographic than is within the wider community.

A fee of £2000 will be paid via faster payment.

The following documents have been submitted in support of this application.

STORY HOMES LTD

Registered in England No. 2275441

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

Design

- Location plan drawing number 20094.90.9.LP rev P1
- Colour layout drawing number 20094.90.9.CL rev P
- General Arrangements drawing number 20094.90.9.GA rev P1
- External Finishes and boundary treatments drawing number 20094.90.9.EFBT rev P1
- Management Layout drawing number 20094.90.9.ML rev P1
- Construction Management Plan drawing number 20094.90.9.CMP rev P1
- Parking Provision plan drawing number 20094.90.9.PPP rev P1
- EV Charging Point Plan drawing number 20094.90.9.EVCPP rev P1
- Site Sections and street scenes sheet 1 of 2 drawing number 20094.90.9.SSSS rev P1
- Site Sections and street scenes sheet 2 of 2 drawing number 20094.90.9.SSSS rev P1
- SD100 - External Plot Finishes A20 - Issue (03) 1850mm High Open Boarded Fence SD100-A-001, 1850mm High Open Boarded Timber Side Gate Details SD100-A-002.1, 1850mm High Feather Edge Board Timber Side Gate details drawing number SD100-A-002.2, 1850mm High hit and miss fence drawing number SD100-A-003, 1800mm Brick Pillars with Dwarf Wall and Open Boarded Fence drawing number SD100-A-006 rev A, 600mm and 450mm High Trip Rail drawing number SD100-A-012, 1800mm High Brick Boundary Wall drawing number SD100-B-001, 1200mm Plain top railing drawing number SD100-C-002, 1250mm High Open Boarded Fence drawing number CSSD100-A-001, 1250mm High Open Boarded Timber Side Gate Details drawing number CSSD100-A-002,

Bund Application (Approved Documents) 4/23/2273/0F1

- Existing Anhydrite bund – Levels plan drawing number 7503-ABM-01
- Proposed Anhydrite Bund – Levels Plan drawing number 7503-ABM-02
- Build phase plan Sept 2023
- Letter from Id Geo re Anhydrite bund dated July 2023 reference 4046-G—L030 rev A
- Site location plan drawing number 54D-STO
- Detailed site layout drawing number 54D-STO rev J
- Soft Landscape Plan (POS Bund) drawing number UG_1415_LAN_SL_DRW_11 rev P03
- General Arrangement Plan (POS Bund) drawing number UG_1415_LAN_GA_DRW_10 rev P04
- Soft Landscape Details drawing number UG_1415_LAN_DET_DRW_12 rev P01

House Type Booklets

- Cooper house type (A25) Contents: Planning drawing number CPR-P-CON, Planning layout 1 (Semi) drawing number CPR-PLP1, Planning elevation 1/1 (semi) drawing number CPRPLE1/1, Planning elevation 1/2 (Semi) drawing number CPR-PLE1/2, Planning Layout 2 (Front) drawing number CPR-PLP2, Planning Elevation 2/1 (Front) drawing number CPRPLE2/1, Planning Elevation 2/2 drawing number CPR-PLE2/2, Planning layout 3 (corner) drawing number CPR-PLP3, Planning Elevation 3/1 (corner) drawing number CPR-PLE3/1, Planning Elevation 3/4 (corner) drawing number CPR-PLE3/4
- Dawson House Type (A25) Contents: Planning drawing number DWN-P-CON, Planning Layout 1 drawing number DWN-PLP1, Planning Elevation 1/1 drawing number DWN-PLE1/1, Planning Elevation 1/2 drawing number DWN-PLE1/2, Planning Elevation 1/3 drawing number DWN-PLE1/3
- Hewson House Type (A25) Contents: Planning drawing number HWN-P-CON, Planning layout 1 drawing number HWN-PLP1, Planning Elevation 1/1 drawing number HWN-PLE1/1, Planning Elevation 1/2 drawing number HWN-PLE1/2, Planning Elevation 1/3 drawing number HWN-PLE1/3
- Masterton House Type (A25) Contents: Planning drawing number MTN-P-CON, Planning layout 1 drawing number MTN-PLP1, Planning Elevation 1/1 drawing number MTN-PLE1/1, Planning Elevation 1/2 drawing number MTN-PLE1/2
- Mayford House Type (A25) M4 (2) Contents: Planning drawing number MYD-P-CON, Planning layout 1 drawing number MYD-PLP1, Planning layout 2 drawing number MYD-PLP2, Planning Elevation 1/1 drawing number MYD-PLE1/1, Planning Elevation 1/2 drawing number MYD-PLE1/2, Planning Elevation 2/1 drawing number MYD-PLE2/1, Planning Elevation 2/2 drawing number MYD-PLE2/2
- Pearson (A25) Contents: Planning drawing number PRN-P-CON, Planning layout 1 drawing number PRN-PLP1, Planning Elevation 1/1 drawing number PRN-PLE1/1, Planning Elevation 1/2 drawing number PRN-PLE1/2,
- Sanderson House Type (A25) Contents: Planning drawing number SAN-P-CON, Planning layout 1 drawing number SAN-PLP1, Planning Elevation 1/1 drawing number SAN-PLE1/1, Planning Elevation 1/2 drawing number SAN-PLE1/2, Planning Elevation 1/3 drawing number SAN-PLE1/3,
- Wilson House Type (A25) Contents: Planning drawing number WLN-P-CON, Planning layout 1 (front) drawing number WLN-PLP1, Planning Elevation 1/1 (Front) drawing number WLNPLE1/1, Planning Elevation 1/2 (Front) drawing number WLN-PLE1/2, Planning Elevation 1/3 drawing number WLN-PLE1/3, Planning layout 2 (corner) drawing number WLN-PLP2, Planning Elevation 2/1 (Corner) drawing number WLN-PLE2/1, Planning Elevation 2/3 (Corner) drawing number WLN-PLE2/3, Planning Elevation 2/4 (Corner) drawing number WLN-PLE2/4

- Scottish Garage Contents: Planning drawing number SG-P-CON rev A, Single garage 1 planning drawings 1/1 drawing number SG-PLP1 rev A, Single garage 1 planning drawings ½ drawing number SG-PLP1/2 rev A, Double Garage 1 planning drawing 2/1 drawing number SG-PLP2/1, Double garage 1 planning drawing 2/2 drawing number SG-PLP2/2, Twin Garage 1 planning drawing 3/1 drawing number SG-PLP3/1, Twin Garage 1 planning drawing 3/2 drawing number SG-PLP3/2,
- The Blencathra, planning drawings, Contents: Planning drawing number BLC-P-CON, Planning layout 1 BLC-PLP1, Planning Elevation 1/1 drawing number BLC-PLE1/1, Planning Elevation 1/2 drawing number BLC-PLE1/2, Planning Elevation 1/3 drawing number BLC-PLE1/3.
- The Bowscale M4(2), Contents: planning Bow-P-CON, Planning layout 1 drawing number BOW-PLP1, Planning Elevation 1/1 drawing number BOW-PLE1/1, Planning Elevation 1/2 BOW-PLE1/2, Planning Elevation 2/1 drawing number BOW-PLE2/1, Planning Elevation 2/2 drawing number BOW-PLE2/2
- The Carrock M4 (2) Planning Drawings, Contents: Planning drawing number CAR-P-CON, Planning layout 1 drawing number CAR-PLP1, Planning Elevation 1/1 drawing number CAR-PLE1/1, Planning Elevation 1/2 drawing number CAR-PLE1/2, Planning Elevation 1/3 drawing number CAR-PLE1/3.
- The Hallin M4 (2) Contents: Planning drawing number HAL-P-CON, Planning layout 1 drawing number HAL-PLP1, planning elevation 1/1 drawing number HAL-PLE1/1.
- The Helm M4(2) Planning drawings Contents: Planning drawing number HEL-P-CON, Planning layout 1 drawing number HEL-PLP1, Planning Elevation 1/1 drawing number HEL-PLE1/1, Planning Elevation 1/1 drawing number HEL-PLE1/1, Planning Elevation 1/3 drawing number HEL-PLE1/3.
- The Skiddaw M4 (2) Contents: Planning drawing number SKI-P-CON, Planning layout 1 drawing number SKI-PLP1, Planning Elevation 1/1 drawing number SKI-PLE1/1,
- 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-PLE 1/1 rev B, Planning Elevation AXR-PLE1/2 rev B
- Carter (A) Contents : Planning drawing number CTR-P-CON, Planning layout 1 drawing number CTR-PLP1, Planning Elevation drawing number CTR-PLE1/1,
- Dawson contemporary (A20) Planning layout 1 drawing number DWN-PLP1 rev A, Planning elevation C drawing number DWN-PLE1-C
- Grayson (A20) Planning layout 1 drawing number GRN-PLP1, Planning Elevation C drawing number GRN-PLE-C,
- Harper (A20) planning layout 1 drawing number HPR-PLP1, Planning Elevation C drawing number HPR-PLEC,

- Jameson (A) Contents: Planning drawing number JMN-P-CON, Planning layout 1 drawing number JMN-PLP1, Planning Elevation 1/1 drawing number JMN-PLE1/1, Planning Elevation 1/2 drawing number JMN-PLE1/2
- Larson (A) Contents: Planning drawing number LRN-P-CON, Planning layout 1 drawing number LRN-PLP1, Planning Elevation 1/1 drawing number LRN-PLE1/1, Planning Elevation 1/2 drawing number LRN-PLE1/2
- Pearson (A20) Contemporary Planning layout 1 drawing number PRN-PLP1 rev A, Planning elevation C drawing number PRN-PLE-C

Engineering

- Flood Risk Addendum Report for Edgehill Park Phase 3 (Coopers) 15.03.2021
- Proposed Drainage Layout sheet 1 of 2 drawing number 7503-P3 / PL01-1
- Proposed Drainage Layout sheet 2 of 2 drawing number 7503-P3 / PL01-2
- Earthworks cut and fill sheet 1 of 2 drawing number 7503-P3 / PL03 – 1
- Earthworks cut and fill sheet 2 of 2 drawing number 7503-P3 / PL03-2

Landscaping

- Edgehill Phases 3,5 and 6 Landscape Plan drawing number Rev A 22.05.2025
- Edgehill Phase 3,5 and 6 Plant Schedule 22.5.2025
- Tree Constraints Plan AJT drawing number Figure 4B

Reports

- Travel Plan – TPS April 2025
- Planning Statement – Summit Town Planning (May 2025)
- Design Response Statement – Edge (April 2025)
- Remediation Strategy July 2021
- CFA Archaeological Evaluation Y505/21 dated February 2021
- Addendum 2 to Tree Survey (AJT) dated October 2020.
- Ecological Assessment (Envirotech) Sept 2020

I hope that you have everything you need for a speedy validation but if you do require anything further, please do not hesitate to contact me.

Your sincerely

J M Taylor

Jennie Taylor

Land & Planning Assistant – Cumbria and Scotland