



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

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

Dear Mr Harrison,

Land to the west of Valley View Road, Whitehaven, application to discharge conditions 3,4,6,8,9,10, and 14 of application reference 4/22/2332/0F1.

Please find enclosed an application to discharge conditions 3,4,6,8,9,10,14 of planning permission ref. 4/22/2332/0F1, granted on 16th January 2024 for the following development.

“Full planning application for 107 dwelling houses and associated infrastructure including landscaping, open space, access, highway and drainage”

The application is accompanied by the following:

- Cover letter (Story Homes)
- Application Form
- Planning application fee of £145.00 (paid via bank transfer)
- Highway Construction Details sheet 1 of 2 drawing number 7843 /05-1 rev A (coopers)
- Highway Construction Details sheet 2 of 2 drawing number 7843 / 05-2 (coopers)
- Remediation Strategy report number 4046-G-R030 dated November 2022 (ID Geoenvironmental)
- Arboricultural Impact Assessment (August 2023) (Urban Green)
- Southern Link Plan drawing number 7843/ SK14 (Story Homes)
- S278 plan drawing number 20095.90.9.S278P rev T1 (Story Homes)
- TPS travel plan dated March 2023 (TPS)
- EV Charging Plan drawing number 20095.90.9.EVCP rev T1 (Story Homes)

STORY HOMES LTD

Registered in England No. 2275441

Registered Office:
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- Construction Method Statement dated March 2023 (Story Homes)
- Silt Management Reporting Plan (Story Homes)
- Ultra de-watering bags (Hy-TEX)
- SuDS Management Plan dated November 2023 (Coopers)
- Trim trail details drawing number SL000105.90.9.TT. (Story Homes)
- General Arrangement Plan drawing number UG_1415_LAN_GA_DRW_01. (Urban Green)

The following table details the conditions to be discharged and a summary of the information submitted for each:

Condition	Submitted Information
<p>Condition 3 - No development shall commence until detailed specifications of the carriageways, footways, footpaths and cycleways have been submitted to and approved in writing by the local planning authority. The carriageways, footways, footpaths, cycleways shall be designed, constructed, drained and lit to a standard suitable for adoption and shall be in accordance with the standards laid down in the Cumbria Development Design Guide or any superseding document.</p>	<p>Please find enclosed a Highway Construction Details sheet 1 of 2 drawing number 7843 /05-1 rev A (coopers) and Highway Construction Details sheet 2 of 2 drawing number 7843 / 05-2 (coopers)</p>
<p>Condition 4 – No development shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby approved, has been submitted to and approved in writing by the local planning authority.</p> <ol style="list-style-type: none"> 1. A preliminary risk assessment which has identified <ul style="list-style-type: none"> - All previous uses; - Potential contaminants associated with those uses; - a conceptual model of the site indicating sources, pathways and receptors; and - potentially unacceptable risks arising from contamination at the site. 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. 	<p>Please find enclosed a remediation Strategy report number 4046-G-R030 dated November 2022 (ID Geoenvironmental)</p> <p>The enclosed remediation strategy will cover all aspects of condition 4 and 5.</p>
<p>Condition 6 – No development shall commence until full details of the tree protection measures for all trees and hedges to be</p>	<p>Please find enclosed the Arboricultural Impact Assessment (AIA) (August 2023) (Urban Green)</p>

<p><i>retained have been submitted to and approved in writing by the local planning authority. These measures shall be set out in a detailed arboricultural method statement to include the specification of the location and type of protective fencing, the timings for the erection and removal of the protective fencing, the details of any hard surfacing and underground services proposed within the root protection areas, all to be in accordance with the British Standard for Trees in relation to Construction 5837:2012, and the monitoring of tree protection measures during construction.</i></p>	<p>The AIA includes a tree protection plan which shows where the protective fencing will go as well as a tree protection index which shows the specification of the fencing as well as how this will be erected.</p>
<p>Condition 8 – <i>Prior to the occupation of the first dwelling hereby approved, detailed specifications of a scheme to improve the existing access road or create a separate dedicated shared use 3m wide bituminous surfaced path from High House to Gameriggs Road shall be submitted to and approved in writing by the local planning authority.</i></p>	<p>Please find enclosed a southern link plan drawing number 7843/SK14 (coopers) and Proposed Hard Surfaces plan drawing number 105 rev H (Story Homes)</p> <p>The southern link plan shows the hard surfaces plan shows that this access road will be made from tarmac as requested.</p>
<p>Condition 9 – <i>Prior to the occupation of the first dwelling hereby approved, detailed specifications of a scheme of traffic calming measures to be delivered on High Road, Whitehaven shall be submitted to and approved in writing by the local planning authority.</i></p>	<p>Please find enclosed the S278 plan (Story Homes) drawing number 20095.90.9.S278P.</p> <p>This drawing shows the location of the build out features as well as details of how these will be built.</p>
<p>Condition 10 – <i>Notwithstanding the submitted details, within 6 months of the occupation of the first dwelling hereby approved, a Travel Plan identifying the measures that will be undertaken to encourage the achievement of a modal shift away from the use of private cars to visit the development to sustainable transport modes shall be submitted to and approved in writing by the local planning authority.</i></p>	<p>Please find enclosed the EV charging plan (Story Homes) drawing number 20095.90.9. EVCP rev T1 and Travel Plan (TPS) March 2023.</p> <p>Future residents of properties on Edgehill Park ph4 will also receive materials from our travel plan consultants on how they can access sustainable transport related services, Annual monitoring reports will be completed by TPS and issued to Cumberland Council on an annual basis.</p> <p>Cycling will be encouraged, and residents will have the option of either leaving bikes in garages as well as in their secure back gardens where cycle storage could be erected.</p> <p>In accordance with the Copeland Local Plan 2021-2038 planning policies C07PO and C04PU, Story Homes will fit electric charging points at each dwelling as shown on the submitted EV charging plan.</p>
<p>Condition 14 – <i>Prior to the occupation of the first dwelling hereby approved a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted and approved in writing by the local planning authority.</i></p> <p><i>The sustainable drainage management and maintenance plan shall include as a minimum:</i></p> <ol style="list-style-type: none"> <i>a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a residents management company; and,</i> <i>b. Arrangements for inspection and ongoing maintenance or all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.</i> 	<p>Please find enclosed the following plans and reports. The Sustainable drainage system will be managed and maintained in accordance with these drawings and reports.</p> <ul style="list-style-type: none"> - (Coopers) SuDS Management Plan Nov 2023 - Construction Method Statement (Story Homes) March 2023 - Silt Management Reporting Plan (Story Homes) March 2023 - Ultra Dewatering bags

<p><i>The development shall subsequently be completed, maintained, and managed in accordance with the approved details.</i></p>	
<p>Condition 15 – <i>Prior to the occupation of the first dwelling hereby approved a scheme detailing the layout and design including play equipment specifications of the approved children’s play space shall be submitted to and approved by the local planning authority.</i></p>	<p>Please find enclosed the following plans.</p> <ul style="list-style-type: none"> - Trim Trail details drawing number 20095.90.9.TT (Story Homes) and - General Arrangement Plan (Urban Green) UG_1415_LAN_GA_DRW_01 rev P13

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

Yours sincerely

Jennie Taylor
 Land & Planning Assistant – Cumbria and Scotland