

## Christie Burns

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**From:** Alex Kennedy  
**Sent:** 29 July 2025 10:54  
**To:** Christie Burns  
**Cc:** Harvey Emms  
**Subject:** RE: 4/25/2215/PIP - OAKLANDS, THE GREEN, MILLOM [LICH-DMS.FID806548]  
**Attachments:** Adobe Scan 1 Mar 2025.pdf

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Hi Christie

Thank you for sending through the representations and consultee comments received to date on the application - we have now had an opportunity to review and wish to respond on behalf of the Applicant as follows.

To reiterate, the application is seeking planning permission in principle for the development of up to five dwellings. As set out in our accompany covering letter, this application relates to stage 1 of the permission in principle route only, with the scope of detail limited to location, land use and amount of development only. The remaining detailed matters will be submitted at the subsequent technical matters details consent stage should the Council be minded to approve this stage 1 application.

We note that several residents have objected to the application on grounds relating to scale, design, drainage, ecology, traffic generation, noise and access. We provide a response to each point below:

- **Scale:** The application seeks permission in principle for a maximum of five dwellings on the site. This is not however a prescriptive amount of development. The amount, scale and massing of the dwellings proposed will be determined at the technical matters details stage once detailed designs have been prepared (taking into account this feedback).
- **Design:** As above, the design of the dwellings will be determined at the technical matters details stage. Due consideration will nonetheless be given to relevant local and national planning policies concerning design.
- **Drainage:** A comprehensive drainage strategy will be prepared at the technical matters details stage to ensure that any future development can be suitably accommodated within the application site, with no detrimental impact on existing capacity/infrastructure. We note comments received from United Utilities which will inform that drainage strategy moving forward.
- **Ecology:** Relevant studies will be undertaken at the technical matters details stage to understand whether future development will have any ecological impact. If impacts are identified, appropriate mitigation strategies will be developed into the proposal.
- **Traffic generation:** Relevant studies will be undertaken at the technical matters details stage to understand the impact of the development, a technical design response and the need (if any) for any mitigation. The highways design will meet the relevant requirements of the local authority.
- **Noise:** From a construction perspective, appropriate measures will be set out within a Construction Environment Management Plan to minimise impacts and ensure no detrimental impact on nearby residents. These measures can be conditioned as part of a future permission for the development.
- **Access:** It is important to confirm that the Applicant has deeds confirming the right of access to the application site and so access is not considered to be a pertinent issue in the context of this

application. The deeds are attached for reference, however please treat as confidential as they contain personally sensitive information.

Further to the above, we note the objection from the Parish Council and refer the clerk to our position above. A detailed scheme for the site will be submitted at a later date should the Council approve this Stage 1 application. There would then be a further opportunity for interested parties to review and comment on the submitted scheme.

We reiterate that the Local Highways Authority, Lead Local Flood Authority, United Utilities and the Environment Agency as statutory consultees have offered no objection at this stage of the permission in principle – we welcome this position.

We trust that the above is in order and appropriately responds to the representations received to date on the application. We look forward to receiving the Council's decision on the application by the agreed deadline of 30<sup>th</sup> July 2025.

Kind regards, Alex

**Alex Kennedy**  
**Senior Planner**

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