

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 23 July 2025

Your reference: 4/25/2240/0F1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2240/0F1
Site Address: LAND AT SALTHOUSE FARM, SALTHOUSE, MILLOM
Proposal: RESIDENTIAL DEVELOPMENT CONSISTING OF NO. 5 DETACHED DWELLINGS AND ASSOCIATED WORKS INCLUDING FORMATION OF ACCESS, LANDSCAPING AND DRAINAGE

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection in principle to the proposed development but would like the following points addressed before a final response can be issued.

- Within the proposed access road no formal drainage has been shown which connects to the proposed surface water sewer, the LLFA request this information is provided within the detailed drainage plan.
- If the proposed driveways are not to be constructed in a impermeable material aco channels or similar are to installed and connected to the proposed surface water system, this will need shown on a plan.
- Following the Cumbria Development Design Guide (CDDG) Car parking requirements for a 4 bedroom unit is 2.5 spaces, so the development site should have 12.5 car parking spaces in total, the LHA would accept 12.
- Is the development to remain private ? if so a SUDS maintenance schedule will be required.
The above point could be a pre development condition if needed.
- Proposed carriageway and footways are to be designed, constructed, drained to adoptable standard to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval.
The above point could be a pre development condition if needed.

In light to the above comments additional details are required from the applicant.
Upon receipt of the amended plans I shall be better placed to provide full response.

Yours sincerely

Paul Telford
Development Management Officer