

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 11 August 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. please see below points raised on previous response and their current status following additional information received on the 04/08/25

- 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. **The applicant proposes the above point to be a pre start condition to which the LHA are content with.**
- 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. **The applicant proposes the above point to be a pre start condition to which the LHA are content with.**
- 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. **The applicant has submitted information to show the car parking spaces are to the required standard, therefore the above point has been addressed.**
- 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. **The applicant has submitted information to address the above point.**
- 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. **The applicant proposes the above point to be a pre start condition to which the LHA are content with.**

The Local Highway Authority and Lead Local Flood Authority can confirm that we have no objections to the proposal, we would however recommend that the following conditions are included in any consent you may grant:

Condition 1:

The carriageway, footways, footpaths, cycleways, driveways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Council Design Guide. Any works so approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety.

Condition 2:

Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained thereafter in accordance with the schedule.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere.

Condition 3:

Development shall not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of

- Pre-construction road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;

- Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
- Cleaning of site entrances and the adjacent public highway;
- Details of proposed wheel washing facilities;
- The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
- Construction vehicle routing;
- The management of junctions to and crossings of the public highway and other public rights of way/footway;
- Details of any proposed temporary access points (vehicular / pedestrian)
- Surface water management proposals during the construction phase
- Specific measures to manage and limit the impact on the school, including working hours, any special measures to accommodate pedestrians deliveries and movement of equipment on the road network surrounding the site must not take place during school muster times in the interests of road safety.

Reason: To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

Yours sincerely

Paul Telford
Development Management Officer