
Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 25 August 2023

Your reference: 4/22/2051/0F1

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/22/2051/0F1

**Site Address: Whitehaven Golf Club, Red Lonning, Whitehaven, Whitehaven,
CA28 8UD**

**Proposal: 1. PHASED ALTERATIONS TO EXISTING 18 HOLE GOLF COURSE
OVER A PERIOD OF 15 YEARS, INCLUDING ALTERATIONS TO
GROUND LEVELS THROUGH IMPORTATION OF INERT MATERIAL
AND SOILS, THE CREATION OF ADDITIONAL PLANTING AREAS,
THE REPLACEMENT OF EXISTING PLANTING AREAS AND
ALTERATIONS TO DRAINAGE; AND, 2. THE ALTERATION OF THE
EXISTING SITE ACCESS AND ADJACENT LAYBY.**

Thank you for your consultation on 20 July 2023 regarding the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.

The proposed amendment to the existing access including parking bays, installation of new footway and adjustment to the existing layby island, as proposed on the Two Way Layby General Arrangement option 2, shall be carried out to the specification of the Local Planning Authority in consultation with the Highway Authority under a section 278 legal agreement.

Due to the following additional information/documents submitted in May and July 2023 in support of this application, I now can confirm that we have no objections to the proposal subject to the following recommended conditions being included in any Notice of Consent which may be issued:

Condition 1 :

Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason: In the interests of highway safety. To support Local Transport Plan Policies: LD7, LD8

Condition 2 :

Once the newly constructed Access road is in first use the existing access to the highway shall be permanently closed and the highway crossing and boundary shall be reinstated in accordance with details which have been submitted to and approved by the Local Planning Authority.

*Reason: To minimise highway danger and the avoidance of doubt.
To support Local Transport Plan Policies: LD5, LD7, LD8*

Condition 3 :

The carriageway, footways, footpaths, 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 Cumbria 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.
To support Local Transport Plan Policies: LD5, LD7, LD8*

Condition 4 :

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:

- *details of proposed crossings of the highway verge;*
- *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 details during the construction phase*

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. To support Local Transport Plan Policies: WS3, LD4

Informative :

Any works within or near the Highway must be authorised by Cumbria County Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit (I.E Section 184 Agreement) allowing such works. Enquires should be made to Cumbria County Councils Street Work's team - streetworks.central@cumbria.gov.uk

Fees: <https://www.cumbria.gov.uk/roads-transport/fees.asp>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

Yours sincerely

Paul Telford
Development Management Officer