



Flood & Development Management  
Parkhouse Building  
Carlisle  
CA6 4SJ

cumberland.gov.uk

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Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 25 August 2023

Your reference: 4/23/2026/001

Dear Sarah Papaleo

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/23/2026/001**

**Site Address: LAND ADJACENT TO C4017, WATH BROW, CLEATOR MOOR**

**Proposal: OUTLINE APPLICATION (WITH ALL MATTERS RESERVED) FOR HOUSING DEVELOPMENT OF 17 DWELLINGS**

Thank you for your consultation on 15 August 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.

I can confirm that the response made to the previous application should still apply.

I attached our previous response hereto.

Date: 28 March 2023

Your reference: 4/23/2026/001

Dear Sarah Papaleo

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/23/2026/001**

**Site Address: LAND ADJACENT TO C4017, WATH BROW, CLEATOR MOOR**

**Proposal: OUTLINE APPLICATION (WITH ALL MATTERS RESERVED) FOR HOUSING DEVELOPMENT OF 17 DWELLINGS**

Thank you for your consultation on the above Planning Application.

Cumbria County Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

I can confirm the speed survey carried out for the adjacent site (4/21/2202/001) in 2021 is suitable to use for the proposed access to this site for 17 proposed dwellings. Therefore the visibility splays demonstrated on 1005-PL-003rev2 are acceptable.

Although this application is outline with all matters reserved, I would recommend for the detail planning stages that consideration is given to the site layout in terms of; adoptability, on-site turning and parking and refuse bin collection/storage.

**All matters relating to the layout of the site the means of access, parking and turning within the site shall be reserved for approval at the detail planning stage.**

**Reason:** In the interest of highway safety

I can confirm the Local Highway Authority and Lead Local Flood Authority raise no objections to this application subject to the following conditions being included with any permission granted:

**1. The carriageway, footways, footpaths, cycleways 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.

**2. The development shall not commence until visibility splays providing clear visibility of 106.5m northwest by 2.4m by 58.1m southeast measuring down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.**

**Reason:** In the interests of highway safety.

**3. The gradient of the access drive shall be no steeper than 1 in 10 (10%) for a distance not less than 5m as measured from the carriageway edge of the adjacent highway.**

**Reason:** In the interests of highway safety.

**4. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway 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 operational thereafter.**

**Reason:** In the interests of highway safety and environmental management.

**5. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions (inclusive of how the scheme shall be managed after completion) shall be submitted to and approved in writing by the Local Planning Authority.**

The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The drainage scheme submitted for approval shall also be in accordance with the principles set out on Drawing Number 1005-PL-004-P3 dated March 2023 proposing the use of SuDS.

The works shall be constructed, maintained and managed in accordance with the approved details.

**Reason:** To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

**6. No dwellings shall commence construction until the estate road including footways and to serve such dwellings has been constructed in all respects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.**

**Reason:** In the interests of highway safety

**7. Prior to the first dwelling being constructed of the development, a verification report carried out by a qualified drainage engineer shall be submitted to and approved by the Local Planning Authority, to demonstrate that all sustainable drainage systems have been constructed as per the agreed scheme. This verification report shall include:**



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- 1) As built drawings for all SuDS components - including dimensions (base levels, inlet/outlet elevations, areas, depths, lengths, diameters, gradients etc);**
- 2) Construction details (component drawings, materials, vegetation);**
- 3) Health and Safety file;**
- 4) Details of ownership organisation/adoption details.**

**Reason:** To ensure that all sustainable drainage systems are designed to the DEFRA non-statutory technical standards in accordance with the NPPF

Yours sincerely

**Paul Telford**

Development Management Officer