

Cumberland Council
Development Management
Market Place
Whitehaven
CA28 7JG

Reference: PA-0006379/02
Customer reference: 4/26/2061/0B1
20 July 2026

Dear Sir / Madam

VARIATION OF PLANNING CONDITIONS 1 (APPROVED PLANS), 3 (CONSTRUCTION MANAGEMENT), 6 (CHILDREN'S PLAY SPACE DESIGN), 7 (BUS STOP LOCATIONS) AND 8 (LANDSCAPE MANAGEMENT) OF PLANNING PERMISSION REFERENCE 4/25/2181/0B1 (VARIATION OF CONDITION 2 (PLANS) FOR REVISED HOUSE TYPES & LAYOUT OF PLANNING APPROVAL 4/20/2474/0R1 - RESERVED MATTERS APPLICATION (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT & SCALE) FOR ERECTION OF 335 DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE)

PHASE 3, EDGEHILL PARK, WHITEHAVEN

Thank you for re-consulting us on the above application.

We have considered the following reports as submitted:

- Letter from Story Homes to Cumberland Council (dated 10 June 2026)
- Remediation Strategy for Phases 5, 6 & School Land at Edgehill Park, Whitehaven by ID Geo-Environmental Ltd for Story Homes Limited (Report No. 4046-G-R022 Rev B; Date: January 2026)
- Land to the West of Valley View Road, Whitehaven - Delineation of ACM and Remediation Options Appraisal by ID Geo-Environmental Ltd (letter reference 4046-G-L045 Rev A; dated 29 June 2026)

We have reviewed the information as submitted in so far as it relates to our remit.

The CL:AIRE definition of waste Code of Practice (DOWCOP) was approved for the remodelling and landscaping of the anhydrite stockpile based on the criteria of DOWCOP under the existing Planning permission. Any proposed change of this scheme to incorporate the burial of asbestos containing material must be reviewed

by your Environmental Health team and a Qualified person to ensure existing risk assessments, materials management plan and encapsulation / cover systems are appropriate for the scope of DOWCOP. Authorisation for burial other than in accordance with DOWCOP will require a permit for disposal of waste.

Remodelling and landscaping of the anhydrite stockpile is approved under the existing planning permission. The proposed amendments to the bund to accommodate an additional 800m³ of asbestos fibres (ACM) must also meet the requirements of the planning authority and comply with relevant waste management legislation. If you are satisfied with the proposals, the application of waste management regulations addressing excavation and certainty for re-use on site will need to be assessed. Proposals for widening of the footpath bordering the anhydrite bund as outlined in the letter dated 10 June 2026 will also need to take these changes into account.

Delineation of the affected ACM ground is satisfactory. The critical component for re-use will be any classification of it as hazardous waste. If deemed hazardous, it will need to be treated on site under an Environmental Permit or transferred to a licensed hazardous waste facility. If the classification is not deemed hazardous, the proposal to relocate it beneath the engineering anhydrite stockpile under the terms of DOWCOP would be acceptable.

If you have any questions regarding our response, please contact clplanning@environment-agency.gov.uk.

Yours faithfully sincerely

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