
Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 14th April 2026
Your reference: 4/23/2009/0F1

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2009/0F1
Site Address: LAND TO THE EAST OF JACKTREES ROAD, CLEATOR MOOR
Proposal: RESIDENTIAL DEVELOPMENT CONSISTING OF 64 DWELLINGS

Thank you for your consultation on the above Planning Application. please see below conclusions from our previous response as these are still valid and should be included in our final response.

Education

- An education contribution of **£109,280** (4 x £27,320) or possible transport costs would be required.

Infrastructure Planning

- An Infrastructure planning contribution of **£12,800** for active travel implementing traffic calming measures on Jacktrees road.

Lead Local Highway Authority

The Local Highway Authority and Lead Local Flood Authority can confirm that we have no objections in principle to the proposal, but would like the point addressed before a final response can be issued,

- The LHA welcome the additional detail regarding parking spaces per plot and agree that the LHA are looking to change to the requirements to 2 spaces per 2/3 bedroom unit and 3 spaces per 4 bedroom unit and except the detailed plan showing to this detail, although the total amount is acceptable how the spaces are distributed is not, please see below plots that need rectified to allow the parking allocation required,
- Plots 2&3 only 1 parking space for 3 bedroom units
- Plots 14/15/16/40/42 & 43 only 2 parking spaces for 4 bedroom units
- Plots 33/34/35/44/45/46/47/48 only 2 parking spaces for 4 bedroom units with garage (garage to small to class as a parking space)



Flood & Development Management
Parkhouse Building
Carlisle
CA6 4SJ

cumberland.gov.uk

Lead Local Flood Authority

The LLFA have no objections in principle to the proposal.

Conclusion

In light of the above, additional information and/or amended plans are required. Upon receipt, the Local Highway Authority will be able to provide a full response.

Yours sincerely

Paul Telford
Development Management Officer