
Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 8th October 2025

Your reference: 4/25/2307/0F1

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2307/0F1
Site Address: LAND TO SOUTH WEST OF SUMMERGROVE PARK, WHITEHAVEN
Proposal: RESIDENTIAL DEVELOPMENT FOR 70 DWELLINGS INCLUDING INFRASTRUCTURE, LANDSCAPING AND BNG UPLIFT

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection in principle to the proposed development but would like the following points addressed before a final response can be submitted.

- It is felt the site has some potential for active travel connectivity, but topography, traffic and infrastructure quality will impact on the number of who choose active travel. Current surface conditions along Galemire and Sneckyeat Road to the Hospital and Hensingham will be a deterrent to active travel use. As will adjoining landowners / developers to create a cohesive active travel network.

The Copeland Transport Improvement Study proposes a connection from the south of West Lakes Science Park to National Cycle Network Route 72 / LCWIP route 13. Whilst there is no direct link between the south of the proposed development and the science park the applicant is encouraged to engage with the science park to explore options for creating this link. Such a link would benefit residents by a shorter walking distance to an employment site; reduced journey distances / times to Whitehaven.

The site does have potential for active travel connectivity – delivery of LCWIP route 14 would enable active travel along Galemire / Sneckyeat Road. A footway along Dalzell Street would improve access to Moor Row, schools, local amenity's and the NCN.

We as the LHA and LLFA would look to obtain funding towards a footway/cycleway link to Westlakes Science Park pedestrian access and the NCN72 along Dalzell Street from the proposed development access. alternatively a section 278 can be agreed to complete the works identified.

- As the proposed development is over 50 dwellings the applicant needs to provide an Emergency Vehicle Access (EVA), the EVA is to be shown on a detailed plan submitted to the LPA.
- All internal footways need to extend into the shared surfaces for continuous and safe connectivity for pedestrians.
- The LHA require a detailed Car parking allocations plan including visitor parking.
- A detailed plan showing Visibility splays is required
- The Transport Statement (TS) submitted is from 2023 for phase 2 of the original outline application for 50 dwellings, as the new application is for 70 dwellings and the TS is 2 years out of date the LHA would require an updated TS including junction capacity at Scagill road with A595 and Keekle with B5295

In light to the above comments additional details are required from the applicant.
Upon receipt of the amended plans I shall be better placed to provide full response.

Yours sincerely

Paul Telford
Development Management Officer