

Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 29 April 2026

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The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) have reviewed the additional and withdrawn information/documents from this application and can confirm as follows :

Please see points raised on previous response and there current status highlighted in **bold** font.

### **Local Highway Authority response:**

- 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.

**The above point has not been addressed within the updated information/documents, the above point is still valid.**

- 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.

**The applicant has now designed a 3.7 metre wide EVA which will enter the development site from Summergrove Park, although this is welcomed by the LHA more thought needs to go into how an Emergency vehicle will get access onto the development carriageway as proposed the Emergency vehicle would have to straddle the footway and carriageway which would be a different height levels. possible option would be a shared surface.**

- All internal footways need to extend into the shared surfaces for at least 1 metre, for continuous and safe connectivity for pedestrians.

**The above point still needs addressed, additional to the above point all dwellings should have either shared surface or footway outside the proposed property.**

- The LHA require a detailed Car parking allocations plan including visitor parking.

**The above point has been addressed within the additional information/documents (car parking allocation plan) submitted to the LPA.**

- A detailed plan showing Visibility splays is required

**The above point has not been addressed within the updated information/documents, the above point is still valid.**

- 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

**The above point has not been addressed within the updated information/documents, the above point is still valid.**



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**Lead Local Flood Authority response:**

The LLFA previously had no objections to the proposed drainage layout and strategy for this development, but have concerns regarding all agreed drainage information prior to April 2026 has now been withdrawn. The LLFA would welcome all drainage proposal and information to be included within this application.

**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