

Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 3 February 2026
Your reference: 4/26/2008/0F1

Dear Sarah Papaleo

CONSULTATION ON PLANNING APPLICATION

Appn: 4/26/2008/0F1
Site Address: LAND AT BECKSIDE FARM, DISTINGTON
Proposal: PROPOSED DETACHED SELF BUILD DWELLING (BUNGALOW)

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposed development, I would recommend the following conditions are included with any permission you are minded to grant:

1. The access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 5 metres inside the site, as measured from the carriageway edge of the adjacent highway.

Reason: In the interests of highway safety.

To support Local Transport Plan Policies: LD5, LD7, LD8

2. Any existing fence/wall or hedge on the highway boundary shall be reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved (before development commences) (before the development is brought into use) and shall not be raised to a height exceeding 1.05m thereafter.

Reason: In the interests of highway safety.

To support Local Transport Plan Policies: LD7, LD8

3. Access gates, if provided, shall be hung to open inwards only away from the highway.

Reason: In the interests of highway safety.

To support Local Transport Plan Policies: LD7, LD8

A 2.0 metre x 2.0 metre pedestrian visibility sight splay as measured from the footpath boundary shall be provided on both sides of the vehicular access. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.

Reason: To provide adequate inter-visibility between the pedestrians and users of the access and the existing public highway for the safety and convenience of users of the highway and of the access

Our surface water flooding maps do not indicate that the site is within Flood Zones 2 or 3 or has recurring surface water flooding so a FRA is not required.

It is proposed that surface water is to be disposed of via an existing watercourse, In the first instance disposal by means of infiltration should be considered, but if this is not feasible, then disposal to the watercourse would be an acceptable alternative. Distington Beck, is a "Main River" lies to the north of the proposed development site with the Environment Agency being the enforcing authority.

Should infiltration not be feasible, then discharge to Distington Beck should be limited to greenfield run off rates for a 1 in 100 year storm, plus a 40% climate change allowance, plus a 10% allowance for urban creep, with a suitably constructed outfall. This should also conform to any requirements imposed by the Environment Agency.

Yours sincerely

June Farquharson
Assistant Development Management Officer