

Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 19 March 2026

Your reference: 4/26/2078/0F1

Dear Sarah Papaleo

CONSULTATION ON PLANNING APPLICATION

Appn: 4/26/2078/0F1
Site Address: HIGH HOUSE, GREENBANK, WHITEHAVEN
Proposal: PROPOSED RESIDENTIAL DEVELOPMENT OF 4 DWELLINGS AND ASSOCIATED INFRASTRUCTURE

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:

Highway Comments

The Local Highway Authority has reviewed the submitted information and can confirm that the site is accessed from an un-adopted road. Based on the scale and location of the development (i.e. some 120m from the highway), the LHA is satisfied that the proposal will not have a material impact on the existing adopted highway network. The LHA therefore raises no objection in principle to the proposal.

However, the LHA requests that the following matters be addressed and clarified before any approval is considered (please also refer to the standards in the CDDG):

- The applicant must demonstrate a plan showing a minimum carriageway width of 3.7 metres to allow for the passage of fire tenders and larger vehicles such as refuse trucks.
- A passing place at 60 metres (or mid-way) along the lane is required as there is no inter-visibility along its length.
- The lane itself will be required to be designed and constructed to an acceptable standard to the LHA. We suggest an adoptable design is used.
- All internal estate roads serving the dwellings should be designed to adoptable standards.

- Visitor parking is required. For 4 dwellings there should be at least one space in a communal area (the end of the turning head would suffice).
- The shared surface driveway / street should be a minimum width of 4.8 metres wide.
- All dimensions and specifications must be clearly shown on an updated plan.
- The applicant should confirm the internal dimensions of the proposed garages to ensure they meet current standards to be considered as a parking space. In order to accommodate modern large family cars, as well as providing some storage, the internal dimensions should be 3.6m x 7m.
- Clarification is required regarding how refuse will be collected from the site. Please provide a swept path diagram for the turning head.
- If refuse collection is intended to occur at the site entrance a designated bin collection/storage point must be provided within the site boundary (not within the highway verge). This must also be shown on the site plan.

LLFA Comments

The LLFA notes that the proposed drainage strategy intends to discharge surface water via a soakaway. Before this can be accepted, the following information is required

Existing site drainage, - a statement is required on how the site currently drains, including existing drainage routes, ground conditions, any known local surface water issues.

BRE 365 Infiltration Testing is required to demonstrate infiltration is viable at this stage. If not suitable, then an alternative strategy should be proposed following the NPPF drainage destination hierarchy.

Conclusion

The LHA and LLFA have no objection in principle to the proposed development; however, additional details and information is required as set out above. These matters should be addressed by the applicant before further consideration of the application.

Yours sincerely

June Farquharson
Assistant Development Management Officer