

Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 20 May 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:

Local Highway Authority response:

I note the following points / design considerations which I find acceptable from the LHA point of view:

There are suitable refuse collection arrangements

There is sufficient parking and turning provision for the four houses

The internal access roads have the necessary service and clearance strips

The access road will be a private management arrangement but the LHA will still insist that it is designed and built to acceptable standards (to be Conditioned)

Lead Local Flood Authority response:

Thank you for consulting the Lead Local Flood Authority (LLFA) on the above application. Having reviewed the submitted Drainage Strategy Report, we note inconsistency between the proposed surface water drainage strategy outlined in Sections 8 and 9 of the report.

Section 8 (Surface Water Drainage Strategy) states that infiltration has been demonstrated as not feasible based on BRE testing and instead proposes discharge of surface water to an ordinary watercourse, with attenuation provided via an oversized pipe system controlled by a hydrobrake at the greenfield runoff rate.

However, Section 9 (Proposed Surface Water Drainage Design) contradicts this approach by describing a completely different drainage solution, namely the use of infiltration crates discharging to ground. Furthermore, this section identifies soakaways as viable, which directly conflicts with the earlier conclusion that infiltration is not feasible. As such, it is unclear which drainage strategy is being proposed and assessed, and the submitted information cannot be relied upon.

In addition, the strategy outlined in Section 8 (oversized pipe attenuation with discharge to a watercourse) does not demonstrate the provision of adequate water quality treatment in accordance with the CIRIA SuDS Manual (C753). While Section 9 attempts to justify treatment through infiltration-based SuDS components, this is inconsistent with the non-infiltration strategy described in Section 8 and therefore cannot be considered valid. The submission does not clearly demonstrate an appropriate SuDS treatment train (e.g. permeable paving, filter drains, or other vegetative systems) to provide the necessary level of treatment prior to discharge to the receiving watercourse.

Conclusion:

The LHA have no objection to the proposal, The LLFA will need clarity on the surface water drainage proposal.

The submitted drainage information is not acceptable in its current form due to conflicting drainage strategies between Sections 8 and 9, Inconsistent statements regarding infiltration feasibility, failure to demonstrate appropriate water quality treatment in line with CIRIA SuDS guidance for the proposed (non-infiltration) solution.

The applicant will need to clearly define and confirm a single, coherent drainage strategy and ensure that the proposed design is consistent throughout all sections of the report and supporting drawings. Provide details of a compliant SuDS treatment train appropriate to the final drainage solution and discharge route.

Informatory Statements:

Any works within or near the Highway must be authorised by Cumberland Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit (I.E Section 184 Agreement) allowing such works. Enquires should be made to Cumberland Councils Street Work's team - streetworks.central@cumbria.gov.uk

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

Prior to any work commencing on the watercourse the applicant should contact the Lead Local Flood Authority email: LFRM.consent@cumbria.gov.uk to confirm if an Ordinary Watercourse Flood Defence Consent is required. If it is confirmed that consent is required it should be noted that a fee of £50 per operation/structure will be required and that it can take up to two months to determine.

Yours sincerely

June Farquharson
Assistant Development Management Officer