
Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 3 July 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:

The revised drainage strategy and design report satisfactorily demonstrates that infiltration is not viable, so the controlled discharge to the adjacent watercourse is considered an acceptable receptor. The revised design also includes a dynamic separator to address the treatment requirement.

Conclusion:

The LHA and LLFA have no objection to the proposals but would suggest that the following conditions are included in any consent granted:

The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work

shall commence until a full specification has been approved. Any works approved shall be constructed before the development is complete.

Reason: To ensure a minimum standard of construction in the interests of highway safety.

Full details of the surface water drainage system (incorporating SUDs features as far as practicable) and a maintenance schedule (identifying the responsible parties) shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained thereafter in accordance with the schedule.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure the surface water system continues to function as designed and that flood risk is not increased within the site or elsewhere.

Informative:

Before undertaking any works in or affecting a watercourse, contact the Lead Local Flood Authority email: LFRM.consent@cumbria.gov.uk) to confirm whether Ordinary Watercourse Flood Defence Consent is required. Where consent is required, a fee applies and determination can take up to two months.

Any works within or near the Highway must be authorised by the 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 from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

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

Yours sincerely

June Farquharson

Assistant Development Management Officer