
Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 1 July 2026

Your reference: 4/26/2193/PIP

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/26/2193/PIP
Site Address: BARF SYKE, BARFS ROAD, DISTINGTON
Proposal: APPLICATION FOR PERMISSION IN PRINCIPLE FOR RESIDENTIAL DEVELOPMENT

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 :

I have carried out a high-level assessment of the acceptability of the site in terms of Highway, drainage and flood risk related matters as follows:

LHA

1. Can visibility splays probably be achieved at the proposed access?

Yes, but the access is too close to the junction (<25m) and does not provide sufficient sight stopping distance to vehicles turning into Barfs Road. This could lead to turning / side-on collisions.

2. Is the access location acceptable relative to junctions and highway features?

No, it is too close to the junction with the B5306. It is acknowledged that there is an access at this location presently, but that is for a single dwelling. Due to the location on the outside of the corner, it is likely that traffic turning in right to the site may not be able to see far enough into the curve to see the oncoming lane sufficiently to make a safe right turn manoeuvre. This lack of forward visibility is a road safety hazard. This proposal has a significant intensification of use so needs to have a compliant layout with the necessary sight lines.

Also, there is significant on-street parking on Barfs Road to both sides of the proposed access on both sides of the road. This would cause unacceptable reduction / interference

in the visibility splays. Waiting restrictions would be needed to cover sections of the road to prevent some of this on-street parking.

3. Does the internal site area permit the necessary parking and vehicle movements?

Yes, I am satisfied there is sufficient space to provide an acceptable arrangement for parking, servicing and turning (dependant on yield, density and layout)

4. Are there any obvious highway safety objections that cannot be overcome?

Yes, the access location needs to be reviewed in terms of location, visibility (forward / SSD) and on-street parking. See above comments.

LLFA

5. Is development outside areas of unacceptable flood risk?

Yes, there is a small area of the site that is shown to be at risk of surface water and fluvial flooding in the southwest corner of the site. However, the indicative layout plan shows this area as landscaping so should not affect the properties. In any full application the EA flood mapping should be referred to and the site designed accordingly.

6. Is there a realistic surface water discharge solution?

From our GIS flood risk plans, there is nothing obvious on the site itself in the way of a surface water receptor, but looking at the historic OS maps, there appears to be signs of a watercourse on the site that runs under Barfs Road to the western end of the site. This should be explored as well as infiltration. The NPPF drainage hierarchy should be followed in designing a strategy.

The site must have some existing surface water drainage infrastructure and this should be surveyed to understand the current strategy.

7. Are there ordinary watercourses or constraints that sterilise the site?

No

8. Is there any fundamental drainage issue that would make development unsuitable?

As mentioned above, as long as the SW drainage receptor hierarchy is followed, there should be no fundamental objections. The design should include SuDS and comply with the National Standards for SuDS.

Conclusion:

The outline proposal has an access shown at a location we consider to be unacceptable on Highway Safety Grounds - the position of the access would need to be reviewed. Any application will need to be supported with evidence of compliant visibility splays from the access as well as forward visibility for right turn drivers and proposals to manage the uncontrolled parking on Barfs Road that would conflict with the access. These must be demonstrated to the satisfaction of the LHA.

A compliant surface water drainage design would also be required with any full application.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management