
Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 2 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.

Local Highway Authority Response

The Local Highway Authority has reviewed the application for Permission in Principle for residential development.

Having regard to the scale of development proposed and the matters to be considered at the Permission in Principle stage, the Highway Authority is satisfied that there is a reasonable prospect of achieving a safe and suitable means of access to the site for vehicles and pedestrians.

Based on the information submitted (with the caveat that the indicative layout has not been relied on or assessed in any technical capacity) , there is no evidence to indicate that the proposed development would result in 'unacceptable highway safety impacts' or that the 'residual cumulative impacts on the road network would be severe'.

Detailed matters relating to access design, geometry, visibility, internal layout, parking provision, turning arrangements and any necessary highway mitigation can be fully assessed as part of a future Technical Details Consent application.

Accordingly, the Local Highway Authority raises no objection in principle to the proposal.

Lead Local Flood Authority Response

The Lead Local Flood Authority has reviewed the application for Permission in Principle for residential development.

Having regard to the matters to be considered at the Permission in Principle stage, the LLFA is satisfied that there is a reasonable prospect of delivering an appropriate surface water drainage strategy for the site.

Based on the information available, there is no evidence to indicate that the site is subject to such significant flood risk constraints that residential development would be unacceptable in principle. Furthermore, there are no apparent constraints to suggest that surface water arising from the development, and any areas of surface water flood risk could not be appropriately managed or discharged through a suitable drainage solution to be determined at the subsequent Technical Details Consent stage.

Detailed consideration of flood risk, surface water management, discharge rates, attenuation requirements, sustainable drainage measures, exceedance flows, maintenance arrangements and any necessary supporting evidence can be fully assessed through a future Technical Details Consent application.

Accordingly, the LLFA is satisfied that there is a reasonable prospect of achieving an acceptable drainage strategy for the site and raises no objection in principle to the proposal.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management