



Mr Chris Harrison
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13th March 2024

Dear Mr Harrison,

Variation of condition application to planning permission 4/22/2332/0F1, Land to the West of Valley View Road, Whitehaven.

Further to our recent email communication, Story Homes hereby submits revised details for the above-named planning application.

Garage amendments.

We are seeking to amend the current approved garages on the Wexford plots (plots 68,69,88) to align with our new standard A20 garages (see drawing reference Garage Booklet (A20) Single Garage 1 Planning drawing 1/1 drawing number GB-PLP1/1).

Amendment to swale details

This Section 73 application seeks to make changes to the swale and pond. These changes have been made following tech approval from United Utilities, due to their internal policy changes they now must adopt the full drainage system rather than just the pipe system.

The amendments seek to bolster the drainage system's ability to control erosion. The swale has been widened and slopes increased, further gabion baskets have been added to slow the water to an acceptable rate as it comes down the hill, concrete pitching has been added to protect the swale from erosion, a spill way has been formed at the bottom of the swale/entrance to the pond to protect the entrance to the pond, the pond has been slightly reshaped to ensure we don't have washout at its 'edges', the pond is now more curved. Drainage to the south remains unchanged.

STORY HOMES LTD

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All these improvements will bolster the long-term maintenance and functionality of the swale, giving us a robust drainage system that can be adopted by United Utilities.

Table of proposed and previously approved drawings:

Proposed drawing	Previously approved drawing	Change
S73 Location Plan drawing number 20095.90.9. S73LP	Site Location Plan drawing number 66D-STO 002	To show the extent of changes applied for in the S73 application
Garage Booklet (A20) Single Garage 1, Planning Drawing 1/1 drawing number GB-PLP1/1	Garage Booklet – Single garage 1, Planning Drawing 1/1 drawing number SG-PLP1/1 rev A	To update the garage details to new A20 type.
Proposed Drainage Layout drawing number 7843/01 rev G	Drainage strategy drawing number 7843/SK04 rev L	The proposed amendments to the swale details
Detailed Site Layout (Drawing number 100 rev S)	Detailed Site Layout (drawing number 100 rev R)	Update to swale details
Proposed Boundary and Elevation Treatments (drawing number 102 rev G)	Proposed boundary and elevation treatments (drawing number 102 rev F)	Update to swale details
Proposed management Plan (drawing number 106 rev I)	Proposed Management Plan (drawing number 106 rev H)	Update to swale details
Parking Provision (drawing number 104 rev H)	Parking Provision Plan (drawing number 104 rev G)	Update to swale details
Proposed Hard Surfaces (Drawing number 105 rev I)	Proposed Hard Surfaces (drawing number 105 rev G)	Update to swale details
Detailed Site Layout (Affordable Units) (drawing number 200 rev B)	Detailed site layout (affordable units) (drawing number 200 rev A)	Update to swale details
Construction Management Plan (drawing number 20095.90.9.CMP rev A)	Construction Management Plan (drawing number 20095.90.9.CMP)	Update to swale details

Flood Risk Assessment – March 2024	Flood Risk Assessment – March 2023	
Surface Water Management Plan (Sub Phase 3 – Plot Build) (Drawing number 20095.90.9. SWMP rev A)	Surface Water Management Plan (Sub Phase 3 – Plot Build) (Drawing number 20095.90.9. SWMP)	Update to swale details
Surface Water Catchment Areas drawing number 7843/14 rev A	N/A	New Plan
Surface water attenuation and outfall details drawing number 7843/15 rev E	N/A	New Plan
Coopers Micro Drainage Calculations – Foul Sewerage Design – 02/03/2023	Coopers Micro Drainage Calculations – Foul Sewerage Design – 02/03/2023	
Coopers Micro Drainage calculations – Storm Sewer 11/05/2023	Coopers Micro Drainage Calculations – Storm Sewer Design – 02/03/2023	
General Arrangement Plan drawing number UG_1415_LAN_GA_DRW_01 rev P16	N/A	New Plan
Soft Landscape Plan Sheet 1 of 7 drawing number UG_1415_LAN_SL_DRW_01 rev P12	Soft Landscape Plan sheet 1 of 7 (drawing number UG_1415_LAN_SL_DRW_01 rev P09)	New base layout.
Soft Landscape Plan Sheet 5 of 7 drawing number UG_1415_LAN_SL_DRW_05 rev P09	Soft Landscape Plan sheet 5 of 7 drawing number UG_1415_LAN_SL_DRW_05 rev P07	To remove landscaping from hardstanding area for the streetlight.
Soft Landscape Plan sheet 6 of 7 drawing number	Soft Landscape Plan sheet 6 of 7 drawing number	To amend landscaping to remove landscaping from the gabion

UG_1415_LAN_SL_DRW_06 rev P12	UG_1415_LAN_SL_DRW_06 rev P08	baskets and middle channel of swale.
Soft Landscape Plan sheet 7 of 7 drawing number UG_1415_LAN_SL_DRW_07 rev P11	Soft Landscape Plan sheet 7 of 7 drawing number UG_1415_LAN_SL_DRW_07 rev P07	
Biodiversity Net Gain Design Stage Assessment – March 2024	Biodiversity Net Gain Design Stage Assessment April 2023	Update to swale details on GA appendix
Biodiversity Enhancement Management Plan – March 2024	Biodiversity Enhancement Management Plan – April 2023	Update to swale details on GA appendix

Table of documents that will govern the development following approval of Section 73 application:

Document approved under 4/22/2332/0F1	Proposed for amendment under s73	Cross reference
Site Location Plan (drawing number 66D-STO 002)	N	S73 location plan drawing number 20095.90.9.S73LP rev P1
Detailed Site Layout (drawing number 100 rev R)	Y	Detailed Site Layout (Drawing number 100 rev S)
Proposed boundary and elevation treatments (drawing number 102 rev F)	Y	Proposed Boundary and Elevation Treatments (drawing number 102 rev G)
Parking Provision Plan (drawing number 104 rev G)	Y	Parking Provision (drawing number 104 rev H)
Proposed Hard Surfaces (drawing number 105 rev G)	Y	Proposed Hard Surfaces (Drawing number 105 rev I)

Proposed design street scenes (drawing number 107 rev D)	N	
Detailed site layout (affordable units) (drawing number 200 rev A)	Y	Detailed Site Layout (Affordable Units) (drawing number 200 rev B)
Flood Risk Assessment – March 2023	Y	Flood Risk Assessment – March 2024
Proposed Highway Longsections sheet 1 of 2 drawing number 7843/SK03-1 rev E	N	
Proposed Highway Longsections sheet 2 of 2 drawing number 7843/SK03-2 rev D	N	
Proposed Earthworks drawing number 7843/SK05 rev H	N	
Site Sections (drawing number 7843/SK08 rev G)	N	
Strategy Levels (drawing number 7843/SK09 rev E)	N	
SD100 External Plot Finishes	N	
Flood Route Exceedance Plan (drawing number 7843/SK13)	N	
Branford House Type Booklet	N	
Detailed site layout (colour) (drawing number 101 rev D)	N	
Construction Method Statement – March 2023	N	
Cooper House Type Booklet	N	
Dawson House Type Booklet	N	
Drainage Strategy (drawing number 7843/SK04 rev L)	Y	Proposed Drainage layout (drawing number 7843/01 rev H)
Preliminary Ecological Appraisal – Jan 2022	N	

Construction Management Plan (drawing number 20095.90.9.CMP)	Y	Construction Management Plan (drawing number 20095.90.9.CMP rev A)
Surface Water Management Plan Ph1 (drawing number 20095.90.9. SWMPP1 rev B)	N	
Surface Water Management Plan Ph2 (drawing number 20095.90.9. SWMPP1 rev B)	N	
Surface Water Management Plan (sub phase 3 – plot build) (drawing number 20095.90.9. SWMPP3)	Y	Surface Water Management Plan (Sub Phase 3 – Plot Build) (Drawing number 20095.90.9.SWMP rev A)
Coopers Micro Drainage Foul water drainage calcs	N	
Coopers Micro Drainage Calculation - Surface water Micro Calcs	Y	Coopers Micro Drainage calculations – Storm Sewer 11/05/2023
Fulford House Type Booklet	N	
Garage Booklet drawing number Single Garage 1 planning drawing 1/1 drawing number SG-PLP1/1 rev A	Y	Garage Booklet (A20) Single Garage 1, Planning Drawing 1/1 drawing number GB-PLP1/1
Grayson House Type Booklet	N	
Harper House Type Booklet	N	
Hewson House Type Booklet	N	
Masterton House Type Booklet	N	
Sanderson House Type Booklet	N	
Silt Management Reporting Plan	N	
Spencer House Type Booklet	N	
Biodiversity Enhancement management Plan – April 2023	Y	Biodiversity Net Gain Design Stage Assessment – March 2024

Biodiversity Net Gain Design Stage Assessment – April 2023	Y	Biodiversity Enhancement Management Plan – March 2024
Urban Green - Eco EDNA	N	
		General Arrangements Plan drawing number UG_1415_LAN_GA_DRW_01 rev P16
Soft Landscape Plan sheet 1 of 7 (drawing number UG_1415_LAN_SL_DRW_01 rev P09)	Y	Soft Landscape Plan Sheet 1 of 7 drawing number UG_1415_LAN_SL_DRW_01 rev P12
Soft Landscape Plan sheet 2 of 7 drawing number UG_1415_LAN_SL_DRW_02 rev P07	N	
Soft Landscape Plan Sheet 3 of 7 drawing number UG_1415_LAN_SL_DRW_03 rev P07	N	
Soft Landscape Plan sheet 4 of 7 drawing number UG_1415_LAN_SL_DRW_04 rev P07	N	
Soft Landscape Plan sheet 5 of 7 drawing number UG_1415_LAN_SL_DRW_05 rev P07	Y	Soft Landscape Plan sheet 5 of 7 drawing number UG_1415_LAN_SL_DRW_05 rev P09
Soft Landscape Plan Sheet 6 of 7 drawing number UG_1415_LAN_SL_DRW_06 rev P08	Y	Soft Landscape Plan Sheet 6 of 7 drawing number UG_1415_LAN_SL_DRW_06 rev P12
Soft Landscape Plan sheet 7 of 7 drawing number UG_1415-LAN_SL_DRW_06 rev P07	Y	Soft Landscape Plan sheet 7 of 7 drawing number UG_1415_LAN_SL_DRW_07 rev P11
SD100 – External Plot Finishes	N	
Arboricultural Impact Assessment – August 2022	N	
Ultra dewatering Bags	N	

Wexford A20 M4 House Type Booklet	N	
Wexford CS20 M4 (2)	N	

I hope that you have everything you need for a speedy validation but if you do require anything further, please do not hesitate to contact me.

Your sincerely

J M Taylor

Jennie Taylor
Land & Planning Assistant – Cumbria and Scotland