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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - SECTION 73

NOTICE OF GRANT OF PLANNING PERMISSION

**THIS PLANNING PERMISSION IS THE SUBJECT OF A SECTION 106  
AGREEMENT**

Story Homes  
Story House  
Lords Way  
Kingmoor Business Park  
Carlisle  
CA6 4SL  
FAO: Mrs Jennie Taylor

**APPLICATION No: 4/26/2061/0B1**

**VARIATION OF PLANNING CONDITIONS 1 (APPROVED PLANS), 3  
(CONSTRUCTION MANAGEMENT), 6 (CHILDREN'S PLAY SPACE DESIGN), 7  
(BUS STOP LOCATIONS) AND 8 (LANDSCAPE MANAGEMENT) OF PLANNING  
PERMISSION REFERENCE 4/25/2181/0B1 (VARIATION OF CONDITION 2  
(PLANS) FOR REVISED HOUSE TYPES & LAYOUT OF PLANNING APPROVAL  
4/20/2474/0R1 - RESERVED MATTERS APPLICATION (ACCESS,  
APPEARANCE, LANDSCAPING, LAYOUT & SCALE) FOR ERECTION OF 335  
DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE)**

**PHASE 3, EDGEHILL PARK, WHITEHAVEN**

**Story Homes**

The above application dated 17/02/2026 has been considered by the Council in  
pursuance of its powers under the above mentioned Act and PLANNING  
PERMISSION HAS BEEN GRANTED subject to the following conditions:

*Planning Conditions*

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Phases 1 – 3 (Part)

Plans and details approved under:

- application reference 4/13/2235/001 as amended by application ref. 4/15/2134/0F1 and application ref. 4/16/2365/001;
- application ref. 4/19/2124/0F1.

Phases 3 (Part) and Phase 5

- Application Form
- Anhydrate Bund Model – Drawing No. 7503-ABM-01 Rev. B
- Proposed Drainage Layout Sheet 1 of 2 – Drawing No. 7503-P3 / PL01-1 Rev. F
- Proposed Drainage Layout Sheet 2 of 2 – Drawing No. 7503-P3 / PL01-2 Rev. F
- Highway Longsections Sheet 1 of 3 – Drawing No. 7503-P3 / PL02-1 Rev. B
- Highway Longsections Sheet 2 of 3 – Drawing No. 7503-P3 / PL02-2 Rev. B
- Highway Longsections Sheet 3 of 3 – Drawing No. 7503-P3 / PL02-3 Rev. B
- Earthworks Cut and Fill Sheet 1 of 2 – Drawing No. 7503-P3 / PL03-1 Rev. D
- Earthworks Cut and Fill Sheet 2 of 2 – Drawing No. 7503-P3 / PL03-2 Rev. D
- Edgehill Park Phase 6/7, Whitehaven Construction Method Statement February 2026
- Surface Water Management Plan – Drawing No. CON 20094.90.9.SWMP Rev. C2
- General Arrangements – Drawing No. PLN 20078.90.9.GA Rev. P6
- Boundary Treatments – Drawing No. PLN 20078.90.9.BT Rev. P6
- Elevation Treatments – Drawing No. PLN 20078.90.9.ET Rev. P6
- Hard Surfaces – Drawing No. PLN 20078.90.9.HS Rev. P6
- Management Layout – Drawing No. PLN 20078.90.9.ML Rev. P6
- Parking Provision Plan – Drawing No. PLN 20078.90.9.PPP Rev. P6
- EV Charging Point Plan – Drawing No. PLN 20078.90.9.EVCPP Rev. P6
- Bus Stop Plan – Drawing No. PLN 20078.90.9.BSP Rev. P3
- Residential Travel Plan Edgehill Park Phase Two, South Whitehaven - Document Ref. P0646H\_20201008\_Edgehill Park Ph2 Travel Plan
- Residential Travel Plan Edgehill Park Phase Three, South Whitehaven - Document Ref. P0646H\_20201019\_Edgehill Park Ph3 Travel Plan
- Residential Travel Plan Edgehill Park Phase Four, South Whitehaven - Document Ref. P0646H\_20230322\_Edgehill Park Phase 4 Travel Plan
- Residential Travel Plan Edgehill Park Phase Six, South Whitehaven - Document Ref. P0646H\_20250423\_Edgehill Park Phase 6 Travel Plan

- 2025 Travel Plan Update Report Edgehill Park, Whitehaven STORY HOMES November 2025 - Document Reference: P0646H\_20251216\_Edgehill Park TP Update Report
- Landscape Maintenance and Management Plan – Story Homes Ltd - Revision B 22 07 26
- Landscape Management Plan – Drawing No. WWL-02 M Sheet 1 of 2
- Landscape Management Plan – Drawing No. WWL-02 M Sheet 2 of 2
- Landscape Plan – Drawing No. WWL10F
- Landscape Plan – Drawing No. WWL-01 M Sheet 1 of 2
- Landscape Plan – Drawing No. WWL-01 M Sheet 2 of 2
- Story Homes Ltd Revision A 05 02 26 Edgehill Phases 3, 5 and 6 Plant Schedule
- Story Homes Ltd 30 01 26 Edgehill Phases 6 & 7 POS Trim Trail Schedule
- Edgehill Park Phase 6/7 Design and Access Statement February 2026
  
- SD100 - External Plot Finishes A20 - Issue (03) 1850mm High Open Boarded Fence - Drawing Number SD100-A001, 1850mm High Open Boarded Timber Side Gate Details - Drawing Number SD100-A-002.1, 1850mm High Feather Edge Board Timber Side Gate Details - Drawing Number SD100-A-002.2, 1850mm High Hit and Miss Fence - Drawing Number SD100-A-003, 1800mm Brick Pillars With Dwarf Wall and Open Boarded Fence - Drawing Number SD100-A-006 rev A, 600mm and 450mm High Trip Rail - Drawing Number SD100-A-012, 1800mm High Brick Boundary Wall - Drawing Number SD100-B-001, 1200mm Plain Top Railing - Drawing Number SD100-C-002, 850mm High Open Boarded Fence with Horizontal Trellis - Drawing Number SH100-A-015, Typical Bin Store: 4.30m x 2.80m - Drawing Number SH100-H-002.
- Build Phase Plan Sept 2023
- Materials Samples Information
  
- Cooper House Type (A25) Contents: Planning - Drawing Number CPR-P-CON, Planning Layout 1 (Semi) - Drawing Number CPR-PLP1, Planning Elevation 1/1 (Semi) Drawing Number CPRPLE1/1, Planning Elevation 1/2 (Semi) - Drawing Number CPR-PLE1/2, Planning Layout 2 (Front) - Drawing Number CPR-PLP2, Planning Elevation 2/1 (Front) - Drawing Number CPR-PLE2/1, Planning Elevation 2/2 - Drawing Number CPR-PLE2/2, Planning Layout 3 (Corner) - Drawing Number CPR-PLP3, Planning Elevation 3/1 (Corner) - Drawing Number CPR-PLE3/1, Planning Elevation 3/4 (Corner) - Drawing Number CPR-PLE3/4.
- Dawson House Type (A20) Contents: Planning Layout 1 - Drawing Number DWN-PLP1 Rev. A, Planning Elevation C - Drawing Number DWN-PLE-C.
- Dawson House Type (A25) Contents: Planning - Drawing Number DWN-P-CON, Planning Layout 1 - Drawing Number DWN-PLP1, Planning Elevation 1/1 - Drawing Number DWN-PLE-1/1, Planning Elevation 1/2 - Drawing Number DWN-PLE-1/2, Planning Elevation 1/3 - Drawing Number DWN-PLE-1/3.
- Hewson House Type (A25) Contents: Planning - Drawing Number HWN-P-CON, Planning Layout 1 - Drawing Number HWN-PLP1, Planning Elevation 1/1 - Drawing Number HWN-PLE1/1, Planning Elevation 1/2 - Drawing

Number HWN-PLE1/2, Planning Elevation 1/3 - Drawing Number HWN-  
PLE1/3.

- Masterton House Type (A25) Contents: Planning - Drawing Number MTN-P-CON, Planning Layout 1 - Drawing Number MTN-PLP1, Planning Elevation 1/1 - Drawing Number MTN-PLE1/1, Planning Elevation 1/2 - Drawing Number MTN-PLE1/2.
- Mayford House Type (A25) M4 (2) Contents: Planning - Drawing Number MYD-P-CON, Planning Layout 1 – Drawing Number MYD-PLP1, Planning Layout 2 - Drawing Number MYD-PLP2, Planning Elevation 1/1 - Drawing Number MYD-PLE1/1, Planning Elevation 1/2 - Drawing Number MYD-PLE1/2, Planning Elevation 2/1 - Drawing Number MYD-PLE2/1, Planning Elevation 2/2 - Drawing Number MYD-PLE2/2.
- Pearson (A25) Contents: Planning - Drawing Number PRN-P-CON, Planning Layout 1 - Drawing Number PRN-PLP1, Planning Elevation 1/1 - Drawing Number PRN-PLE1/1, Planning Elevation 1/2 - Drawing Number PRN-PLE1/2.
- Sanderson House Type (A25) Contents: Planning Drawing Number - SAN-P-CON, Planning Layout 1 - Drawing Number SAN-PLP1, Planning Elevation 1/1 - Drawing Number SAN-PLE1/1, Planning Elevation 1/2 - Drawing Number SAN-PLE1/2, Planning Elevation 1/3 - Drawing Number SAN-PLE1/3.
- Wilson House Type (A25) Contents: Planning - Drawing Number WLN-P-CON, Planning Layout 1 (Front) - Drawing Number WLN-PLP1, Planning Elevation 1/1 (Front) - Drawing Number WLNPLE1/1, Planning Elevation 1/2 (Front) - Drawing Number WLN-PLE1/2, Planning Elevation 1/3 - Drawing Number WLN-PLE1/3, Planning Layout 2 (Corner) - Drawing Number WLN-PLP2, Planning Elevation 2/1 (Corner) - Drawing Number WLN-PLE2/1, Planning Elevation 2/3 (Corner) - Drawing Number WLN-PLE2/3, Planning Elevation 2/4 (Corner) - Drawing Number WLN-PLE2/4.
- Scottish Garage Contents: Planning - Drawing Number SG-P-CON Rev A, Single Garage 1 - Planning Drawings 1/1 - Drawing Number SG-PLP1 Rev A, Single Garage 1 - Planning Drawings 1/2 - Drawing Number SG-PLP1/2 Rev A, Double Garage 1 - Planning Drawing 2/1 - Drawing Number SG-PLP2/1, Double Garage 1 - Planning Drawing 2/2 - Drawing Number SG-PLP2/2, Twin Garage 1 - Planning Drawing 3/1 - Drawing Number SG-PLP3/1, Twin Garage 1 Planning Drawing 3/2 - Drawing Number SG-PLP3/2.
- The Blencathra, Planning Drawings, Contents: Planning Drawing Number - BLC-P-CON, Planning Layout 1 BLC-PLP1, Planning Elevation 1/1 - Drawing Number BLC-PLE1/1, Planning Elevation 1/2 - Drawing Number BLC-PLE1/2, Planning Elevation 1/4 - Drawing Number BLCPLE1/4, Planning Layout 2 (Detached) - Drawing Number BLC-PLP2, Planning Elevation 2/1 - Drawing Number BLC-PLE2/1, Planning Elevation 2/2 - Drawing Number BLC-PLE2/2, Planning Elevation 2/4 - Drawing Number BLC-PLE2/4, Planning Layout 3 (End Terrace) - Drawing Number BLC-PLP3, Planning Elevation 3/1 - Drawing Number BLC-PLE3/1, Planning Elevation 3/2 - Drawing Number BLC-PLE3/2, Planning Elevation 3/4 - Drawing Number BLC-PLE3/4.
- Oxley (A20) Planning Layout 1 - Drawing Number OXY-PLP1, Planning Elevation C - Drawing Number OXY-PLE-C.

- The Bowscale M4(2), Contents: Planning Bow-P-CON, Planning Layout 1 - Drawing Number BOW-PLP1, Planning Elevation 1/1 - Drawing Number BOW-PLE1/1, Planning Elevation 1/4 - Drawing Number BOW-PLE1/4, Planning Elevation 2/1 - Drawing Number BOW-PLE2/1, Planning Elevation 2/4 - Drawing Number BOW-PLE2/4.
- The Carrock M4 (2) Planning Drawings, Contents: Planning - Drawing Number CAR-P-CON, Planning Layout 1 - Drawing Number CAR-PLP1, Planning Elevation 1/1 - Drawing Number CARPLE1/1, Planning Elevation 1/2 - Drawing Number CAR-PLE1/2, Planning Elevation 1/4 - Drawing Number CAR-PLE1/4.
- The Hallin Contents: Planning - Drawing Number HAL-P-CON, Planning Layout 1 - Drawing Number HAL-PLP1, Planning Elevation 1/1 - Drawing Number HAL-PLE1/1, Planning Layout 1/2 - Drawing Number HAL-PLP1/2, Planning Elevation 1/4 - Drawing Number HAL-PLE1/4.
- The Helm M4(2) Planning Drawings Contents: Planning - Drawing Number HEL-P-CON, Planning Layout 1 - Drawing Number HEL-PLP1, Planning Elevation 1/1 - Drawing Number HEL-PLE1/1, Planning Elevation 1/1 - Drawing Number HEL-PLE1/1, Planning Elevation 1/4 - Drawing Number HEL-PLE1/4.
- The Skiddaw M4 (2) Contents: Planning - Drawing Number SKI-P-CON, Planning Layout 1 - Drawing Number SKI-PLP1, Planning Elevation 1/1 - Drawing Number SKI-PLE1/1.
- Alexander (A) Contents: Planning Drawing Number AXR-P-CON Rev B, Planning Layout 1 - Drawing Number AXR-PLP1 Rev A, Planning Elevation 1/1 - Drawing Number AXR-PLE 1/1 Rev B, Planning Elevation – Drawing No. AXR-PLE1/2 Rev B.
- Carter (A) Contents : Planning Drawing Number - CTR-P-CON, Planning Layout 1 - Drawing Number CTR-PLP1, Planning Elevation 1/1 - Drawing Number CTR-PLE1/1, Planning Elevation 1/2 - Drawing Number CTR-PLE1/2.
- Dawson contemporary (A20) Planning Layout 1 - Drawing Number DWN-PLP1 Rev A, Planning Elevation C - Drawing Number DWN-PLE1-C.
- Grayson (A20) Planning layout 1 - Drawing Number GRN-PLP1, Planning Elevation C - Drawing Number GRN-PLE-C.
- Harper (A20) Planning Layout 1 - Drawing Number HPR-PLP1, Planning Elevation C - Drawing Number HPR-PLEC.
- Jameson (A) Contents: Planning - Drawing Number JMN-P-CON, Planning Layout 1 - Drawing Number JMN-PLP1, Planning Elevation 1/1 - Drawing Number JMN-PLE1/1, Planning Elevation 1/2 - Drawing Number JMN-PLE1/2.
- Larson (A) Contents: Planning - Drawing Number LRN-P-CON, Planning Layout 1 - Drawing Number LRN-PLP1, Planning Elevation 1/1 - Drawing Number LRN-PLE1/1, Planning Elevation 1/2 - Drawing Number LRN-PLE1/2.
- Pearson (A20) Contemporary Planning Layout 1 - Drawing Number PRN-PLP1 Rev A, Planning Elevation C - Drawing Number PRN-PLE-C.
- The Hallin M4 (2) Contents: Planning Drawing Number HAL-P-CON, Planning Layout 1 - Drawing Number HAL-PLP1, Planning Elevation 1/1 - Drawing

Number HAL-PLE1/1, Planning Layout 1/2 - Drawing Number HAL-PLP1/2, Planning Elevation 1/4 – Drawing Number HAL-PLE1/4.

- Harper (A20) Planning Layout - Drawing Number 1 HPR-PLP1, Planning Elevation C - Drawing Number HPR-PE-C.
- Tree Constraints Plan AJT - Drawing Number Figure 4B Reports
- CFA Archaeological Evaluation Y505/21 dated February 2021
- Phase 3A Edgehill Park - Remediation of Crownhole & Supplementary Treatment of Coal Mine Workings - Ref: 4046-G-L030 Rev A
- Remediation Strategy For Land At Phase 3b, Edgehill Park, Whitehaven - 4046-G-R022
- Remediation Strategy For Phases 5, 6 & School Land At Edgehill Park, Whitehaven Prepared For Story Homes Limited - Our Reference: 4046-G-L045 Rev A
- Letter Land to the West of Valley View Road, Whitehaven - Delineation of ACM and Remediation Options Appraisal - Report No. 4046-G-R022 Rev B Date: January 2026
- Proposed Residential Development Edgehill Park Phase 3 And 6, Whitehaven Addendum To Tree Survey Report Story Homes Ltd Revision A 11.07.25
- Tree Mitigation Plan – Drawing No. WWL03 Rev. A
- Ecological Assessment (Envirotech) Sept 2020
- Letter Ref. Our Ref: 4046-G-L040 - Edgehill Park, Whitehaven Phase 6 Site Compound & Anhydrite Stockpile – Supplementary Investigation
- Edge Hill Park Phase 6 – Foundation Zoning Plan – Drawing No. 6509 FZP-S-DWG-A001 Ref. F
- Edge Hill Park Phase 6 – Foundation Schedule Plot 1-83 – Drawing No. 6509 FZP-S-DWG-A002 Ref. D
- Edge Hill Park Phase 6 – Foundation Schedule Plot 84-183 – Drawing No. 6509 FZP-S-DWG-A003 Ref. H

Reason

For the avoidance of doubt and in the interests of proper planning.

## **Pre-Commencement Planning Conditions – Phase 5**

### *Highways*

2. Prior to the commencement of development within Phase 5 other than site preparation works, detailed specifications of the carriageways, footways, footpaths, cycleways hereby approved including longitudinal/cross sections, shall be submitted and approved in writing by the Local Planning Authority.

The carriageways, footways, footpaths, cycleways hereby approved shall be designed, constructed, drained and lit to a standard suitable for adoption.

Any works so approved shall be constructed before the development is complete.

Reason

In the interests of highway safety in accordance with the provisions of Policy C02 and Policy C05 of the Copeland Local Plan 2021-2039.

**Pre-Occupation Planning Conditions – Phase 5**

*Highways*

3. No dwelling within Phase 5 as hereby approved shall be occupied until the estate road including footways and cycleways to serve that dwelling have been constructed in all aspects to base course level and street lighting where it is to form part of the estate road has been provided and brought into full operational use.

Reason

In the interests of highway safety in accordance with the provisions of Policy C02 and Policy C05 of the Copeland Local Plan 2021-2039.

4. No dwelling within Phase 5 as hereby approved shall be occupied until the approved parking layout and any associated turning spaces associated with the use of that dwelling have been constructed, marked out and made available for use. The approved parking layout and any associated turning spaces associated shall be retained for the lifetime of the development.

Reason

In the interests of highway safety in accordance with the provisions of Policy C02 and Policy C05 of the Copeland Local Plan 2021-2039.

5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting season following the completion of the development. Any trees / shrubs which are removed, die, become severely damaged or diseased within five years of their planting shall be replaced in the next planting season with trees / shrubs of similar size and species to those originally required to be planted.

Reason

To safeguard and enhance the character of the area and secure high-quality landscaping in accordance with the provisions of Policy DS5 of the Copeland Local Plan 2021-2039.

### *Highways*

6. There shall be no vehicular access to or egress from the Application Site other than via the approved accesses.

#### **Reason**

In the interests of highway safety in accordance with the provisions of Policy C02 and Policy C05 of the Copeland Local Plan 2021-2039.

### *Construction Management*

7. No work for the construction of the development, shall take place on the site, except between the hours:

07:30 - 18.00 Monday to Friday; and  
08.00 - 13.00 on Saturdays.

No work should be carried out on Sundays or officially recognised public holidays.

#### **Reason**

In the interest of residential amenity in accordance with the provisions of the National Planning Policy Framework.

### *Ecology*

8. The development shall be completed in accordance with the provision of Ecological Assessment (Envirotech) Sept 2020.

#### **Reason**

In the interests of ecology in accordance with the provisions of Policy N1 of the Copeland Local Plan 2021-2039.

### **Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

## **Informative**

### **Biodiversity Net Gain – Exemption Applies**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun.

Please read the accompanying notice



Iain Fairlamb  
Service Manager for Development and Implementation  
Thriving Places

11th September 2026

**APPROVALS  
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

**PART 2**

**TOWN AND COUNTRY PLANNING ACT 1990**

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

**Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.