

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2061/0B1
2.	Proposed Development:	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)
3.	Location:	PHASE 3, EDGEHILL PARK, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Standing Advice - Data Subject To Change, Coal - Development Referral Area - Data Subject to Change, PROWs - Public Right of Way, HighPressurePipeline - High Pressure Pipeline
6.	Publicity Representations &Policy	See report.
7.	Report: Site and Location: The Application Site comprises the residential development known as Edgehill Park, Whitehaven. The Application Site comprises an area of semi-improved grassland and an area of hardstanding associated with the previous commercial use on the land.	

The Application Site is bounded by the existing residential estates of Magellan Park and Windermere Road to the north and Phase 4 of the Edgehill Park development to the east.

The Application Site slopes gently from north to south and east to west.

The Application Site is enclosed by a combination of timber fencing and vegetation.

Directly Relevant Planning Application History:

Application Ref. 4/13/2235/001 - Outline planning permission for the erection of 431 (Approx) dwellings, land reserved for primary school & associated ancillary open space & infrastructure and approval in full for matters in association with 139 dwellings to the south of the site with access, pedestrian bridge, suds features & associated open spaces and infrastructure.

Application Ref. 4/16/2365/001 - Variation of condition 6 (approved plans) of planning approval 4/13/2235/001 - plot & house type amendment to plots 69-72 & 81-92 etc.

Application Ref. 4/17/2103/0R1 - Reserved matters application for the erection of 96 dwellings and associated infrastructure (phases 3 and 4).

Application Ref. 4/18/2304/0F1 - S73 material amendment application for condition 2 of planning approval 4/17/2103/0R1 (erection of 96 dwellings - phases 3 & 4).

Application Ref. 4/19/2124/0F1 - Erection of 83 no. dwellings (revision of previously approved permission 4/17/2103/0R1 to increase the number of dwellings from 96 to 105).

Application Ref. 4/20/2474/0R1 - Reserved matters application (access, appearance, landscaping, layout and scale) for erection of 335 dwellings including associated infrastructure.

Application Ref. 4/23/2273/0F1 - Full planning application for the formation of a public open space landscaped mound in association with Edgehill Park residential development approved under planning references 4/13/2235/001 and 4/20/2474/0R1.

Application Ref. 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.

Proposal:

This application seeks variation of planning conditions 1 (approved plans), 3 (construction



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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).

This application has the effect of approving a new standalone Full Planning Permission for the entirety of the development approved under the respective planning permissions on the wider Edgehill Park development.

The revisions proposed to the development approved under application ref. 4/25/2181/0B1 comprise:

- Vary the footpath arrangement around the square so that pedestrians do not walk past the windows of Plots 93 and 94
- Plots 127–129 have been shifted to the right. The side parking area has been relocated to the opposite gable, now assigned to Plot 127. As a result, the garden areas for Plots 128 and 129 are improved.
- Plots 123–126 have been set back to accommodate parking to the front. Gaps between these parking areas have been reserved to allow for tree planting, preserving the intended green corridor of this road.
- The side parking area adjacent to Plot 122 has been widened and will now serve both Plots 122 and 123.
- Plots 121–122 have been moved slightly back to help the building line feel more natural.
- The road layout has been adjusted within the higher density area to align with the revised driveway crossings, while maintaining the passing places from the original scheme.
- Widening of footway around mound in response to building control requirements in relation to fire safety and access by emergency service vehicles.
- Plots 16-23 have been moved minimally to in response to the identification of an adopted service strip.
- Approval of the details reserved by planning conditions 3,6,7, 8 and 14 of planning application 4/25/2181/0B1.

Consultee:	Nature of Response:
Town Council	No comments.
Cumberland Council – Highways and LLFA	Variation of Condition 1 - Approved Plans No objection to the revised plans to accommodate a wider footpath bordering the anhydrite bund to allow for an EVA. Please note that the details of this path shall be submitted to discharge Condition 5 and shall also be subject to a S38 detailed design review. Condition 3 - Construction Method Statement The following items are considered to be satisfied from the list of requirements: • Wheel washing and road sweeping proposals • Dust and Dirt management • Waste Management • Noise & Vibration • Construction Surface Water Management Plan • Parking, loading and storage areas. It is noted that the existing compound will be used initially to be replaced with a new compound to allow for the build to be completed. This condition is considered to be satisfied. Condition 6 - Play Space No comment - this is not a LHA nor LLFA matter for consideration. Condition 7 - Bus Stop Locations The two locations are considered suitable. Condition 8 - Landscaping No comment Condition 14 - Travel Plan I acknowledge and welcome the submission of the 2025 Travel Plan for Phase 6, the 2025 Travel Plan Update Report as well as the previous Travel Plans for Phase 2,3 and 4. The LHA has reviewed the latest update report, taking into account the previous reports and considers this condition to be satisfied, I will be writing to Story Homes Travel Plan Coordinator with the LHA review of the Travel Plan Update Report.
Cumberland Council – Countryside Access	No consultation response received.



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	Cumberland Council – Development Plans	No consultation response received.
	HSE	Response 1 HSE's assessment, if there are no conditions addressing this aspect (for example no use of the children's play space unless the high pressure major accident hazard pipeline Derwent Park/Marchon is decommissioned or diverted) indicates that the risk of harm to people at the proposed development site is such that HSE's advice is that there are sufficient reasons on safety grounds, for advising against the granting of planning permission in this case . Major hazard pipelines are subject to the requirements of the Health and Safety at Work etc. Act 1974, which specifically includes provisions for the protection of the public. However, the possibility remains that a major accident could occur at a pipeline and that this could have serious consequences for people in the vicinity. Although the likelihood of a major accident occurring is small, it is felt prudent for planning purposes to consider the risks to people in the vicinity of the major accident hazard pipeline. If you decide to refuse planning permission on the grounds of safety, HSE will provide the necessary support. If, nevertheless, you are minded to grant permission, your attention is drawn to paragraph 072 of the online Planning Practice Guidance on Hazardous Substances – section on Handling development proposals around hazardous installations, published by the Ministry of Housing, Communities & Local Government. A local planning authority is required to give HSE advance notice when it is minded to grant planning permission against HSE's advice, and allow 21 days from that notice for HSE to consider whether to request that the Secretary of State for Housing, Communities & Local Government call-in the application for their own determination. The advance notice to HSE should be sent to CEMHD5, HSE's Major Accidents Risk Assessment Unit by email to lupenquiries@hse.gov.uk. Please put "Minded to Grant" in the subject header. The advance notice should include full details of the planning application and the decision to go against HSE's advice, to allow HSE to further consider its advice in this specific case. HSE notes that Northern Gas Networks have been consulted as the operator of the pipeline.

		Response 2 Thank you for your update. As per our previous correspondence HSE is not able to withdraw its advice until Northern Gas Networks formally notify HSE under Pipeline Safety Regulations 1996 that the pipelines have been decommissioned. I have received confirmation that major accident hazard pipelines - St Marchon No.3 Spur and Derwent Park to Marchon have been decommissioned. HSE is now in the process of removing consultation zones for these pipelines. As both high pressure pipelines have been decommissioned and the consultation zones are to be removed, HSE does not need to be consulted on this development and have no further comments to make. I hope that helps take your development forward.
	Cumbria Fire and Rescue Service	No consultation response received.
	United Utilities	No objections.
	Cumberland Council - Ecologist	No comments.
	Natural England	No consultation response received.
	Active Travel England	Following a high-level review of the above planning consultation, Active Travel England has determined that standing advice should be issued and would encourage the local planning authority to consider this as part of its assessment of the application. Our standing advice can be found here: https://www.gov.uk/government/publications/active-travel-englandsustainable-development-advice-notes ATE would like to be notified of the outcome of the application through the receipt of a copy of the decision notice, in addition to being notified of committee dates for this application.
	Northern Gas Networks	No objection.



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	Cumberland Council – Housing Team	No comments.
	Environmental Health	There are no objections to this proposed development from Environmental Health. The geo-environmental engineer and site staff have consulted directly with Environmental Health about the discovery of ACM on site, which is summarised within the submitted reports 'Delineation of ACM and Remediation Options Appraisal' (dated June 2026) and updated 'Remediation Strategy – Additional Information' (dated June 2026) respectively. Environmental Health are in agreement with the proposed remediation option as laid out.
	Cumbria Police	No comments or observations.
	The Coal Authority	No objections.
	National Highways	Do not anticipate any impacts on the SRN arising from the proposed variations to the conditions and therefore offer no further comments.
	Environment Agency	Response 1 Have reviewed the Construction Method Statement prepared by Story Homes, dated February 2026 and, as a result, have no objection to the discharge of condition 3 – Construction Management. No comment to make on the discharge of the other conditions also referenced in this application. We have reviewed the information as submitted in so far as it relates to our remit. The CL:AIRE definition of waste Code of Practice (DOWCOP) was approved for the remodelling and landscaping of the anhydrite stockpile based on the criteria of DOWCOP under the existing Planning permission. Any proposed change of this scheme to incorporate the burial of asbestos containing material must be reviewed by your Environmental Health team and a Qualified person to ensure existing risk assessments, materials management plan and encapsulation / cover systems are appropriate for the scope of DOWCOP. Authorisation for burial other than in accordance with DOWCOP will require a permit for disposal of waste.

		Remodelling and landscaping of the anhydrite stockpile is approved under the existing planning permission. The proposed amendments to the bund to accommodate an additional 800m³ of asbestos fibres (ACM) must also meet the requirements of the planning authority and comply with relevant waste management legislation. If you are satisfied with the proposals, the application of waste management regulations addressing excavation and certainty for re-use on site will need to be assessed. Proposals for widening of the footpath bordering the anhydrite bund as outlined in the letter dated 10 June 2026 will also need to take these changes into account. Delineation of the affected ACM ground is satisfactory. The critical component for reuse will be any classification of it as hazardous waste. If deemed hazardous, it will need to be treated on site under an Environmental Permit or transferred to a licensed hazardous waste facility. If the classification is not deemed hazardous, the proposal to relocate it beneath the engineering anhydrite stockpile under the terms of DOWCOP would be acceptable. Response 2 - Foundations Correspondence in the letters (dated 7 August 2006; ref 4046-G-L042) from ID Geo Ltd and Story Homes regarding the engineering solution for use of vibro-replacement stone columns have been reviewed with respect to the remediation strategy and risk assessment. The site-specific foundation design applied at this site is unlikely to cause unacceptable risk of pollution to groundwater. Therefore, we accept the planning condition regarding piling and penetrative ground improvement techniques can be satisfactorily discharged
	Cumberland Council – Arb. Consultant	DISCUSSION We have the following comment/observation to make on the proposed development. The applicant has submitted a Landscape Plan (Dwg No.WWL 10D, dated 19/05/25). This contains details of the proposed landscaping, and includes a specification and location for the trees, hedgerows and shrubs. RECOMMENDATIONS



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		We recommend attaching a condition to any planning permission requesting the applicant submits the following prior to development of the site: • The approved landscaping scheme (Dwg. No.WWL 10D) must be implemented by the end of the first planting season following substantial completion of the development. Any trees or plants that die, are removed, or become seriously damaged or diseased, within a period of 10 years from the completion of the development, must be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval for a variation. Reason: To ensure an adequate landscaping scheme in accordance with Policy DS5 of the Copeland Local Plan 2021-2039.
	Historic Environment Officer	No objections.
	Neighbour Responses:	
	The application has been advertised by way of a planning application site notice, press notice and letter sent to neighbouring properties. One representation in support has been received. The material planning issues raised comprise the following: While I appreciate that this is a building site and I have no objections to the build of new homes, I think it unreasonable that the tele handler operatives (Erving's Ltd) start work before the stated 07.30 am start by banging the mortar drums to clear the previous days set mortar, this is very loud and reverberates across the estate. The mortar silos are closely behind Windermere Rd homes and the practice It needs to stop. As per the last applications, multiple heavy plant movement is causing house structural vibrations as well as dust from field mounds work not so much from the speeding over 5mph site traffic.	
	Planning Policy: Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Development Plan:	

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited local development plan documents continue to apply to the geographic area of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2021 - 2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001-2016.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Strategic Policy DS3: Planning Obligations

Policy DS4: Design and Development Standards

Policy DS5: Hard and Soft Landscaping

Strategic Policy DS6: Reducing Flood Risk

Policy DS7: Sustainable Drainage

Policy DS8: Soils, Contamination and Land Stability

Policy DS9: Protecting Air Quality

Strategic Policy H1: Improving the Housing Offer

Strategic Policy H2: Housing Requirement

Strategic Policy H3: Housing Delivery

Strategic Policy H4: Distribution of Housing

Policy H6: New Housing Development

Policy H7: Housing Density and Mix

Strategic Policy H8: Affordable Housing

Strategic Policy SC1: Health and Wellbeing

Policy SC3: Playing Fields and Pitches

Policy SC2: Sports and Leisure Facilities (excluding playing pitches)

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Strategic Policy N3: Biodiversity Net Gain

Policy N5: Protection of Water Resources

Strategic Policy N6: Landscape Protection



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Strategic Policy N7: St Bees and Whitehaven Heritage Coast
Strategic Policy N9: Green Infrastructure
Strategic Policy N11: Provision of Open Space in New Development
Policy N14: Woodlands, Trees and Hedgerows
Strategic Policy BE1: Heritage Assets
Policy BE3: Archaeology
Strategic Policy CO2: Priority for improving transport networks within Copeland
Strategic Policy CO4: Sustainable Travel
Policy CO5: Transport Hierarchy
Strategic Policy CO6: Countryside Access
Policy CO7: Parking Standards

Other Material Planning Considerations:

National Planning Policy Framework (NPPF).
Planning Practice Guidance (PPG).
National Design Guide (NDG).
The Conservation of Habitats and Species Regulations 2017 (CHSR).
Cumbria Development Design Guide (CDDG).

Assessment:

Principle

The main of the residential development approved under application refs. 4/13/2235/0O1, 4/16/2365/0O1, 4/17/2103/0R1, 4/18/2304/0F1, 4/19/2124/0F1, 4/20/2474/0R1 and 4/25/2181/0B1 is complete.

This application seeks variation of reserved matters planning permission reference 4/25/2181/0B1 which is an extant and implementable planning permission.

The proposed development would not result in an increase in the total number of dwellings approved under application ref. 4/13/2235/0O1.

The established planning permission comprises a fallback position for the applicant and therefore establishes the principle of the development and is a material planning consideration.

Housing Mix

No revisions are proposed to the affordable housing provision approved under application ref. 4/13/2235/0O1 or the overall housing mix approved under application ref. 4/25/2181/0B1.

Design and Landscaping

The proposed design and landscaping amendments are limited in scale, form and nature and do not adversely impact upon the overall design and form of the development approved under application ref. 4/25/2181/0B1.

Residential Amenity

The proposed revisions do not materially impact upon the amenity of the existing or proposed dwellings. The amendments to the alignment of the footway will deliver amenity enhancement.

Ecology and Arboriculture

Given the nature of the revisions proposed, which do not include changes to the developable areas etc. the proposed will not result differing impacts to those under application ref. 4/25/2181/0B1; therefore, further arboricultural and ecological survey effort/assessment is not required.

Highways Impacts

The proposed revisions include minor alterations to the highway arrangements including the rerouting of footways and the widening of footways to permit access by emergency vehicles, alterations to footways and the form/layout of parking areas.

Cumberland Council – Highways have been consulted and have confirmed no objections.

Northern Gas Networks Infrastructure

Northern Gas Networks have confirmed no objections to the proposed development.

The HSE objected to the proposed development due to the location of the play area within the inner consultation zone of the high pressure gas pipeline that runs through the Application Site.

The existing planning permissions comprise a fallback position that the Applicant will adopt should the current application be refused and must be given considerable weight in the planning balance.

The proposed revisions are minor do not increase the risk in relation to the high pressure Northern Gas Networks assets what beyond that which would exist were the fallback position be adopted/implemented.

Notwithstanding the above, the Applicant and NGN have provided evidence that the works to remove and down rate the gas pipes have been completed.



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The HSE have confirmed that their position cannot change until their pipelines team has been formally notified by the pipeline operator - NGN that the works have taken place. NGN state that notification has been completed.

Following the submission of evidence demonstrating notification of the HSE by NGN, the HSE objection was withdrawn.

Other Matters

Archaeological Evaluation of the site has previously been completed.

Planning Application ref. 4/13/2235/001 was accompanied by an Environmental Statement. This application has been the subject of an Environmental Impact Assessment Screening Opinion based upon the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, all the information and evidence submitted in support of the respective planning applications and evidence of the impacts during construction/operation and it has been concluded that the development is not Environmental Impact Assessment requiring an Environmental Statement.

A Section 106 Agreement was entered by the Applicant as part of the approval of application ref. 4/13/2235/001.

A Deed of Variation was entered by the Applicant as part of the approval of application ref. 4/25/2181/0B1. This bound the new planning permission to the terms of the Section 106 Agreement entered by the Applicant as part of the approval of application ref. 4/13/2235/001. This Deed of Variation included provisions binding any future planning permission approved under Section 73 to the same terms.

The Solicitor to the Council has been consulted and has confirmed that the Deed of Variation entered by the Applicant as part of the approval of application ref. 4/25/2181/0B1 binds the new planning permission created by the approval of this current planning application; therefore, a further deed of variation is not required.

Foundation Design

Planning Condition 11 of application ref. 4/25/2181/0B1 required the following: *Piling or any other foundation design using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.*

The Applicant has submitted foundation information in relation to the development still to be constructed. The Environment Agency have confirmed the site-specific foundation design applied at this site is unlikely to cause unacceptable risk of pollution to groundwater; therefore, the planning condition regarding piling and penetrative ground improvement

	techniques can be satisfactorily. On this basis, Planning Condition 11 of application ref. 4/25/2181/0B1 is not required to be imposed on this planning permission. <u>Planning Balance</u> The proposal seeks minor material amendments to an extant and implementable planning permission app. ref. 4/25/2181/0B1. The existing planning permission represents a realistic and viable fallback position that carries considerable weight in the planning balance. The proposed modifications do not increase the total number of dwellings, alter the approved affordable housing provision, or expand the developable footprint. The revisions to the design, landscaping, and residential amenity are limited in scale and will not result in any adverse material impacts beyond the approved scheme The HSE initially lodged an objection regarding the placement of a play area within the inner consultation zone of a high-pressure gas pipeline. However, the Applicant has provided evidence that works to remove the high-pressure asset and down-rate it to a medium-pressure pipeline have been completed in agreement with Northern Gas Networks. Consequently, the proposed minor revisions do not increase public safety risks beyond the established fallback position. Following the submission of evidence demonstrating notification of the HSE by NGN, the HSE objection was withdrawn. The Environmental Impact Assessment (EIA) Screening Opinion concluded that the updates do not trigger the need for a new Environmental Statement. The benefits of optimizing the layout and highway safety outweigh any impacts and the development is considered to accord with the provisions of the development plan.
8.	Recommendation: Approve
9.	Conditions: <i>Planning Conditions</i> 1. The development hereby permitted shall be carried out in accordance with the following approved plans:



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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 20078.90.9GA 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



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- 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.



Cumberland Council

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

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.	
Case Officer: C. Harrison		Date : 08.09.2026
Authorising Officer: N.J. Hayhurst		Date : 11/09/2026
Dedicated responses to:- N/A		