

**Town and Country Planning Act 1990.
Town and Country Planning (Environmental Impact Assessment) Regulations
2017.**

Screening Opinion under Regulation 8

Applicant:

Story Homes Limited

Background:

On the 17th February 2026 Story Homes Limited submitted a Section 73 Planning Application for:

- Application ref. 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).

In accordance with Regulation 8 of the above Regulations, Cumberland Council as Local Planning Authority is required to adopt a Screening Opinion. This is a written statement of opinion as to whether the proposed is 'EIA Development', being likely to have a significant effect on the environment by virtue of the nature of the development, its size and location.

Drawings/Documents:

This Screening Opinion has been considered against the information submitted in support of the Section 73 Planning Application - application ref. 4/26/2061/0B1, application ref. 4/13/2235/0O1, application ref. 4/15/2134/0F1, application ref. 4/16/2365/0O1, application ref. 4/19/2124/0F1 and application ref. 4/25/2181/0B1.

Location of Development

The site comprises part of Phase 3 and Phase 5 of the residential development known as Edgehill Park, Whitehaven.

The site comprises an area of semi-improved grassland and an area of hardstanding associated with the previous commercial use on the land.

The site is bounded by the existing residential estates of Magellan Park and Windermere Road to the north; Phase 4 of the Edgehill Park development to the east; High Road to the west; and, Phase 3 of Edgehill Park to the south.

The site slopes gently from north to south and east to west.

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

Directly Relevant Planning Application History:

Application Ref. 4/13/2235/0O1 - 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. 4/16/2365/0O1 - Variation of condition 6 (approved plans) of planning approval 4/13/2235/0o1 - 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 4/13/2235/0O1 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 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.

Edgehill Park:

Planning Application Ref. 4/13/2235/0O1 - Outline planning permission for the erection of 431 (approx.) dwellings, land reserved for primary school and associated ancillary open space and 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 – Approved subject to planning conditions and Section 106 Agreement in December 2013.

Planning Application Ref. 4/13/2235/0O1 was the subject of a Screening Opinion and Scoping Opinion prepared by Copeland Borough Council under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

Planning Application Ref. 4/13/2235/001 was supported by an Environmental Statement under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

Assessment:

1. Does the proposal constitute Schedule 1 Development?

No.

2. Does the proposal fall within one of the categories of development described in Column 1 of Schedule 2?

Yes.

Part 10.(b) - Urban development projects, including the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas.

3. Does the development exceed the threshold in Column 2 of Schedule 2?

10.(b) of Column 2 of Schedule 2 of the 2017 Regulations states the following:

*“(i) The development includes more than 1 hectare of urban development which is not dwellinghouse development; or
(ii) the development includes more than 150 dwellings; or
(iii) the overall area of the development exceeds 5 hectares.”*

Yes.

4. Is the site partly or wholly within a “Sensitive Area” as defined in Regulation 2(1)?

Regulation 2(1) states the following:

“sensitive area” means any of the following—

- (a) land notified under section 28(1) (sites of special scientific interest) of the Wildlife and Countryside Act 1981(a);*
- (b) a National Park within the meaning of the National Parks and Access to the Countryside Act 1949(b);*
- (c) the Broads(c);*
- (d) a property appearing on the World Heritage List kept under article 11(2) of the 1972 UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage(d);*
- (e) a scheduled monument within the meaning of the Ancient Monuments and Archaeological Areas Act 1979(e);*
- (f) an area of outstanding natural beauty designated as such by an order made by Natural England under section 82(1) (areas of outstanding natural beauty) of the Countryside and Rights of Way Act 2000(f) as confirmed by the Secretary of State;*
- (g) a European site;”*

The site is not located within a Sensitive Area as defined by Regulation 2(1). Accordingly, the lower screening thresholds applicable to Sensitive Areas do not apply.

5. Is the development in a particularly sensitive or vulnerable location?

No statutory designations exist on the site.

The SPA Solway Firth is 1.5km from the site.

The St. Bees Head SSSI is 0.7km from the site.

The River Ehen SAC is located 5.2km from the site.

The Clints Quarry SSSI is located 5.6km from the site.

No Listed Buildings are located on or adjacent to the site.

No Conservation Areas exist on or adjacent to the site.

6. Is the development particularly complex with potentially hazardous effects?

No.

The site is the subject of known land contamination and mining legacy and watercourses exist on/adjacent to the site; however, these can be overcome with controls/mitigation.

The development will not use materials that are in short supply and will not result in the creation of significant waste.

7. Is the development likely to have significant effects on the environment?

The proposed development falls below the indicative criteria and thresholds cited within the EIA Thresholds Table.

“Environmental Impact Assessment is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.”

Sites which have not previously been intensively developed:

- (i) area of the scheme is more than 5 hectares; or*
- (ii) it would provide a total of more than 10,000 m² of new commercial floorspace; or*
- (iii) the development would have significant urbanising effects in a previously non-urbanised area (e.g. a new development of more than 1,000 dwellings).”*

Ecology and Biodiversity

There are no internationally or nationally designated sites located within 0.7km of the site.

The site falls within the SSSI Impact Risk Zone; however, the development does not fall within the descriptions of development requiring consultation with Natural England.

There are no locally designated areas within the site.

Flora and fauna comprising European Protected Species may be present on and within close proximity to the site.

Habitat Surveys permit appropriate assessment and demonstrate if the proposed would detrimentally impact upon both UK and European protected or priority species.

Water Environment

The site is located within Flood Zone 1 and is therefore considered to be at low risk of flooding.

Localised area of surface water flood risk exist on the site.

It has been demonstrated that any development will not increase flood risk on the site or surrounding land.

A mechanism for dealing with foul water has been demonstrated.

The proposed development has generated increased sediment and pollutants during construction have been mitigated and managed through construction management mechanisms.

Ground Stability and Contamination

The site comprises previously developed land.

The presence of land contamination and mining legacy associated with the previous use of the land are known.

Comprehensive Geo-Environmental Assessment has been undertaken on the Application Site between 2013 and 2025 which has enabled comprehensive understanding/assessment and demonstrated that ground stability and contamination where existing can be remediated and mitigated.

The development will result in noise, dust and vibration impacts during the period of construction at local sensitive receptors.

Cultural Heritage

No Listed Buildings, Conservation Areas or Ancient Monuments have been identified on or within close proximity to the site.

The potential for impacts upon heritage assets is limited.

Transport and Access

The construction and operation of the development has the potential to result in changes to the operation and capacity of the local highway infrastructure; however, the impacts of the development would be localised.

A Transport Assessment, Travel Plan and Construction Management Plan have demonstrated that these impacts can be accommodated by the local highway network subject to the imposition of improvement/mitigation.

The proposed development does not seek to increase the number of approved dwellings, extend the application site boundary, alter the principal means of access or introduce new land uses. The amendments comprise relatively minor changes to housing positions, parking arrangements, pedestrian routes and landscaping together with approval of details required by planning conditions. The Local Planning Authority considers that these changes would not materially alter the environmental effects previously assessed.

8. Cumulative Impacts

There are no functionally related development relevant to the proposed.

Full Planning Permission for 107 dwelling houses and associated infrastructure including landscaping, open space, access, highway and drainage have been approved on land adjacent to the Application Site – application ref. 4/24/2085/0B1.

9. Considerations

Schedule 2 identifies thresholds and criteria for different types of development, beyond which significant effects, and therefore the need for an EIA, are more likely. The Authority has taken account of the advice in the Planning Practice Guidance which states that the likelihood of significant effects will generally depend upon the scale of the development, potential increase in traffic, emissions and noise.

The Authority has had regard to the selection criteria in Schedule 3 including: the characteristics of the development, the nature of the proposed works to be carried out; its location and the characteristics of the potential impacts.

10. Other Inputs:

None.

11. Screening Opinion:

Having taken into account the criteria set out in Schedule 3 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, including the characteristics of the proposed development, its location and the characteristics of any potential effects, the Local Planning Authority concludes that the proposed Section 73 development is not likely to have significant effects on the environment.

The proposal therefore does not constitute EIA Development within the meaning of the Regulations, and the submission of an Environmental Statement is not required

Case Officer: Chris Harrison

Date: August 2026

Head of Planning and Place: Nick Hayhurst

Date: 11th September 2026