
Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 5 October 2026

Your reference: 4/26/2301/DOC

Dear Sarah Papaleo

CONSULTATION ON PLANNING APPLICATION

Appn: 4/26/2301/DOC
Site Address: BARN AT ARLECDON FARM, ARLECDON
Proposal: DISCHARGE OF CONDITIONS 3, 4, 5 AND 6 OF PLANNING
APPROVAL 4/25/2270/0F1

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

Condition 3 - No comments to make

Condition 4 - No comments to make

Condition 5 - Prior to the first occupation of the development hereby approved, full details of the surface water drainage scheme, including attenuation measures, must be submitted to and approved in writing by the Local Planning Authority. The approved scheme must become operational before the development is brought into use and must be so maintained thereafter.

Reason -To ensure a satisfactory scheme of surface water disposal from the site in accordance with Policies DS6 and DS7 of the Copeland Local Plan.

The submitted information provides a layout of the proposed surface water drainage system and details of ongoing maintenance. However, insufficient information has been provided to demonstrate compliance with Condition 5. In particular, no details of attenuation measures, soakaway design calculations, infiltration testing, or evidence of the capacity of the existing soakaway have been submitted. As such, it has not been demonstrated that the proposed surface water drainage scheme can adequately accommodate runoff from the development without increasing flood risk.

Condition 5 cannot be discharged.

Condition 6 - No comments to make



**Flood & Development Management
Parkhouse Building
Carlisle
CA6 4SJ**

cumberland.gov.uk

Yours sincerely

Natalie Robinson

Assistant Development Management Officer