

[Redacted]

From: Smith, Julian [Redacted]
Sent: 11 September 2026 12:28
To: Development Control
Cc: Christie Burns
Subject: FW: 4/26/2203/0F1 - QUEENS PARK, MILLOM

Categories: Red Category

Hi,

Re-sending the below as per Christie’s Out of Office.

Regards

Julian Smith | Interim Parks and Open Spaces Manager (former Allerdale and Copeland areas)

Cumberland Council, Allerdale House, Workington, Cumbria, CA14 3YJ

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M: [Redacted]

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From: Smith, Julian
Sent: 11 September 2026 12:25
To: Christie Burns [Redacted] >
Subject: RE: 4/26/2203/0F1 - QUEENS PARK, MILLOM

Hi Christie,

LPA Reference: 4/26/2203/0F1
Site Address: 1 QUEENS PARK, MILLOM, LA18 5DY
Proposal: RESIDENTIAL DEVELOPMENT OF 47 DWELLINGS AND ASSOCIATED EXTERNAL WORKS

The detailed Landscape Plan prepared by Westwood Landscapes appears to be detailed and well-specified so I have no specific comments on the design and plant selection.

However, ensuring a high-standard of implementation in accordance with the submitted plan is essential. Equally important is the long-term maintenance and ensuring that the proposals on the Landscape Plan are fully realised. What provisions are in place for ensuring that Home Group, as the applicant, carry out the required standards of maintenance, and over what period of time? This should include provision for re-planting plant failures during a contractual Defects Liability Period (length?). Consideration should be given to making replacement of plant failures a planning condition, covering a lengthier timescale than would normally be

the case through a contractual Defects Liability Period between Client and Contractor. Given the impact of climate change, and the increasing likelihood of prolonged periods of summer drought, this becomes even more important to ensuring a successful scheme.

I note there isn't any play provision proposed within the site. Is there no requirement for on-site provision, or potentially for off-site provision as part of a Section 106 Agreement?

I concur with the comments from the Ecology Team regarding the provision of a BNG Plan prior to commencement of the development. I would also add that siting of any nest-boxes is crucial, particularly regarding aspect. Best practice should be followed, with specialist advice sought. For example, it is essential that Swift boxes face north/east and avoid direct sunlight. Not doing so is likely to result in mortality of young birds before they leave the nest.

Kind Regards

Julian Smith | Interim Parks and Open Spaces Manager (former Allerdale and Copeland areas)

Cumberland Council, Allerdale House, Workington, Cumbria, CA14 3YJ

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From: Christie Burns [REDACTED] >
Sent: 04 September 2026 11:34
To: Smith, Julian <[REDACTED]>
Subject: RE: 4/26/2203/OF1 - QUEENS PARK, MILLOM

Good morning Julian,

I am again just chasing a response to the above application as comments have been received by the extended date provided. Please can you therefore provide any comments on this application by the 11th September to allow the application to be progressed.

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind Regards,

Christie Burns MRTPI

Senior Planning Officer | Development Management
Inclusive Growth and Placemaking | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG
T: 01946 598422
Email: Christie.burns@cumberland.gov.uk



From: Christie Burns
Sent: 28 August 2026 15:39
To: Smith, Julian <julian.smith@cumberland.gov.uk>
Subject: 4/26/2203/0F1 - QUEENS PARK, MILLOM

Good afternoon,

A consultation request was sent to the open space team on the 26th June 2026 in relation to the above application. The letter requested comments within 28 days of the correspondence, however no comments have been received from yourselves in relation to this application.

On this basis I would be grateful if comments could be provided by the 2nd September to allow us to progress this application.

Details of the application can be found at the following link: [4/26/2203/0F1 | Cumberland Council](#).

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind Regards,

Christie Burns MRTPI

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