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From: Sarah Papaleo
Sent: 16 November 2026 09:40
To: Development Control
Subject: FW: 4/26/2271/0F1 - BARFS ROAD, DISTINGTON

Hi,

Can I please have this on MIS and the website as a consultation response? Many thanks!

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,

Sarah Papaleo MRTPI
Senior Planning Officer
Development Management
Cumberland Council
Tel:

From: Smith, Julian <
Sent: 11 November 2026 13:51
To: Sarah Papaleo <
Cc: luke.leathers@cumberland.gov.uk
Subject: 4/26/2271/0F1 - BARFS ROAD, DISTINGTON

4/26/2271/0F1 - BARFS ROAD, DISTINGTON

The development will result in a significant reduction in the amount of accessible public greenspace and the site layout plan doesn't include any clear strategy to compensate for the loss through the retention of enhanced greenspace that meets the needs of the community. The site layout shows greenspace located on the south and east side of the proposed development, apparently squeezed between the boundaries of new and existing houses. The lack of any centrally located greenspace (on the land immediately south of Kilnside Place), as a communal focal point, would allow visibility and create a sense of place. Another small area of greenspace has been retained on the west side of the development, but this is close to Barf's Road and not well-located as an active space.

The Planning Statement states that "The existing site constraints and road layout has impacted on the ability to deliver designated play space within the scheme, but offers public open spaces". I would question whether this is the case as this is a large site which, if designed with access to high-quality with public greenspace space front and centre, could easily accommodate a play area. That being said, there is a Cumberland Council play area nearby and in the absence of any on-site provision, a developer contribution should be requested to enable a substantial upgrade of this play area, along with additional recreation provision and enhancements to the public realm to meet the recreational needs of young people of all ages and the community as a whole.

The detailed Landscape Plan prepared by Westwood Landscapes is 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. There needs to be clear provision to ensure that the required standards of maintenance are undertaken over a prolonged period of time. This should include provision for re-planting plant failures during a contractual Defects Liability Period. 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 recommend that a Landscape Management Plan and Schedule should be requested in support of the application.

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.

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Regards

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

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