
Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 23 October 2026
Your reference: 4/25/2349/0R1

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2349/0R1
Site Address: LAND AT HARASS MOOR, WHITEHAVEN
Proposal: APPLICATION FOR APPROVAL OF RESERVED MATTERS RELATING TO APPEARANCE, LAYOUT, LANDSCAPING AND SCALE FOR THE ERECTION OF 300 DWELLINGS WITH ASSOCIATED OPEN SPACE & INFRASTRUCTURE PURSUANT TO OUTLINE PLANNING APPROVAL 4/18/2287/001 (THE OUTLINE WAS NOT AN EIA APPLICATION)

Thank you for your consultation on the above Planning Application.

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

Outstanding Matters - Harass Moor Reserved Matters Application

Local Highway Authority (LHA)

The remaining outstanding matters are:

4. The footway on the cul-de-sac serving Plots 18-34 is shown as a secondary street and has a footway on the northern side where it would be more logical on the southern side.

This has been resolved in the revised layout.

9. The long winding path to Loop Road could act as a conduit for surface water which could flow out onto the highway. Measures should be included to mitigate this risk.

- SW drainage details still need to be confirmed at the threshold of the path onto A595.

11. Parking provision

This has been resolved in the revised layout.

Road Lighting

12. There are no further lighting details provided.

Details can be established during the S38 technical approval process.

13. Active Travel

d) Link between Plots 126 and 141

This has been provided in the revised layout.

g) Link between Plots 161 and 175 - not provided.

This has been provided in the revised layout.

r) Cycle parking

This has been provided for in the revised layout with cycle stores for houses without garages.

I am satisfied that all outstanding highway matters have been addressed with the exception for measures to manage surface water flowing from the link path from the A595 which could convey water down the hill and onto the public highway. Further details are still required.

Lead Local Flood Authority (LLFA)

The remaining outstanding matters are:

- *Exceedance routing and controlled overflow arrangements from attenuation basins and flow control chambers;*

There are no plans showing the exceedance routes from the basins and how the over-topping flows are managed / routed to a suitable receptor without increasing flood risk to downstream properties. More information is needed included details of the spillways and exceedance / overflow routes or if the overflow route is via the hydrobrake chamber , details of the overflow arrangement.

- *The need for cut-off drains or filter drains along the western boundary above existing residential properties;*

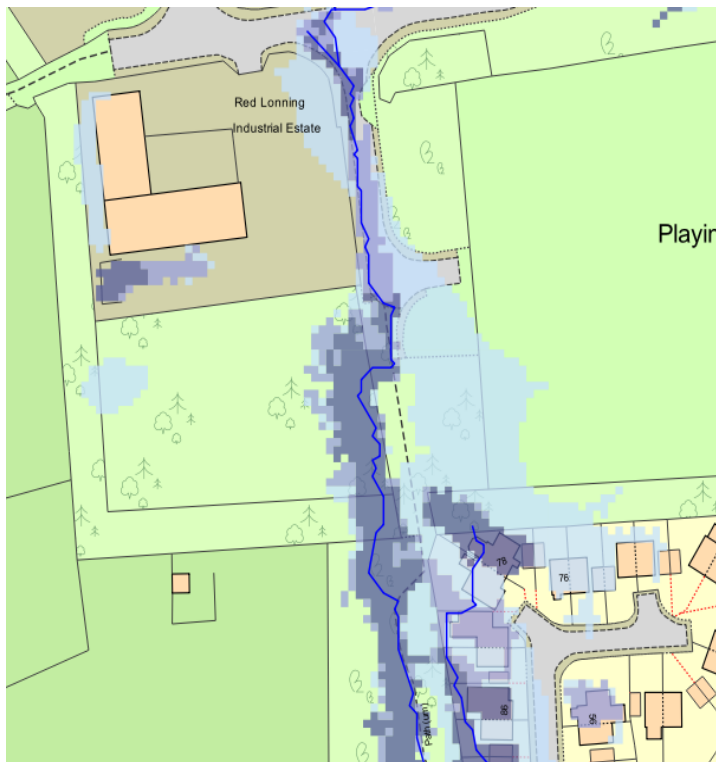
This matter has not been addressed. Filter drains (with swale if necessary), should be explored for the SW boundary adjacent to Highgrove. The risk from overland flows in these areas should be considered in conjunction with the exceedance flows from the attenuation basins. More information is needed to demonstrate there is no overland flow risk to downstream properties.

- *Clarification of flow control arrangements associated with the final attenuation basin;*

There are no plans showing the exceedance routes from the basin and how the over-topping flows are managed / routed to a suitable receptor without increasing flood risk to downstream properties. More information is needed included details of the spillways and exceedance / overflow routes or if the overflow route is via the hydrobrake chamber , details of the overflow arrangement.

- *Review of the surface water flood risk and interaction with the SW strategy in the eastern area of the site.*

No details have been provided. Please explain how this surface water risk in the area shown below is accommodated / or removed by the proposed infrastructure.



- *Provision of maintenance access tracks to all basins and SuDS assets;*

None shown on the revised plans

- *Provision of silt traps or sediment forebays in the attenuation features;*

None shown on the revised plans

- *Submission of a CIRIA C753 treatment train assessment demonstrating compliance with the required pollution hazard and treatment indices;*

This has not been provided but having reviewed the strategy against the SUDS pollution and treatment indices I am satisfied that the attenuation basins together with the swales provide sufficient treatment.

- *Submission of a SuDS operation and maintenance schedule identifying the long-term asset owner and management arrangements.*

This Management and Maintenance plan has not been provided in the revised documents.

Further surface water drainage details are required as described above.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management