

GENESIS HOMES – INITIAL RESPONSE TO STATUTORY CONSULTEE COMMENTS

22.07.2025

Designing Out Crime Officer – Comments below:

1.8m fencing now shown throughout.

- Regarding street lighting, we can confirm all adoptable highways will be street lit as per the adoptable highway standards.
- Regarding forced entry into properties – we take this guidance on board and confirm we will be installing as per up-to-date building regulations.
- Regarding forced entry into garages – we take this guidance on board and confirm we will be installing as per up-to-date building regulations.

United Utilities – Comments below:

- Regarding feasibility of infiltration, we will look to progress the relevant SI to confirm this is possible.
- Regarding Foul connection, I have requested the site engineer to extend the page / provide a further page which shows the location of connection for the FW and will provide this once received.

Parish Council – Comments below:

- I have not made comment to the specific points regarding the principle of the development as the outline permission has been granted, rather just in response to the layout specific concerns – I trust this is acceptable.
- (2) We can confirm we have adhered and more to the guidelines for separation distances to the existing properties which are adjacent to the site.
- (3) We can confirm that the FRA and Drainage strategy undertaken for the application site demonstrates an efficient strategy which meets UU standards and does not suggest any flooding risk.
- (5) The outline permission was granted prior to the BNG regulations coming into place, therefore a requirement to show the level of gains noted, is not applicable.
- (6) All houses built under new building regulations will require roof solar panels and we confirm we will be installing as per this.
- (7) The Cumbria design guide indicates a need for 4no visitor car parking spaces and we are compliant with this.
- (8) As above.
- (9) We are happy to complete a CTMP as part a pre-commencement conditions as usual for confidence.

Local Highway Authority / Lead Local Flood Authority – Comments below:

LHA:

- Regarding landscaping at T Junction – we can confirm this will be removed and plan re-issued accordingly.
- Regarding the left handside footpath – we have designed the scheme to the cumbria highways design guide where secondary road does not require a footpath on both sides – we would also see issues struggling to fit a footpath where Plot 20s boundary lies.
- Regarding seating in the landscape area – we will discuss this internally and see what we can propose here.
- Regarding the CTMP can this be conditioned as above, which is where we are usually required to submit pre-commencement.
- Regarding street lighting, as above we will look to complete street lighting on all adoptable highways as compliant with their recommendations – however, I would like to suggest we do not submit an ‘early’ street lighting design for the scheme as since this is not confirmed or approved by the highway authority it can lead to lots of confusion whereby we have a planning approved document (which holds no real value) and a technically approved drawing which is what we are building and will go through all of the same checks and further than those noted in the LHA response. Happy for this to be conditioned.

LLFA:

- Regarding FFL we can confirm we will look to make this the case where possible.
- Regarding infiltration, we will look to progress the relevant SI to confirm this is possible.

Arboricultural Consultant – No Action required, we can confirm the condition is acceptable – however can we check the wording is standard regarding implementing new planting for 5 years where planting dies etc , please can we also look to add the management company into this clause as we will look for POS to be transferred to a Management company as standard?

Natural England – No Action Required.

Emergency Planning Officer – No Action Required.

Office of Nuclear Regulation – No Action Required.

Northern Gas Networks – No Action Required – Noted RE discussions required if permission granted.

Electricity Northwest – No Action Required – Noted RE advice given.