

Christopher Harrison

Subject: FW: App. Ref. 4/25/2336/0F1 - Former Jewson Site, Coach Road, Whitehaven.
Attachments: Site Plan 02a)..pdf; Image 1.jpg; Image 2.jpg; External Lightin Report.pdf; Wall light Datasheet.pdf; Lighting column details.pdf

From: Glen Beattie
Sent: 25 March 2026 16:10
To: Christopher Harrison
Cc: Gary Reed
Subject: FW: App. Ref. 4/25/2336/0F1 - Former Jewson Site, Coach Road, Whitehaven.

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Hi Chris,

I am emailing in response to your email below following our recent discussion. I have set out our comments as follows.

Highway Authority.

Visibility splays – these were already shown on the Site Plan (drawing 02) but for clarity, I have highlighted them in green. Pdf attached – drawing no. now 02a).

Commuted sum payment – I referred the request for a £3,500.00 payment to our highway consultant, and his answer is copied/ pasted below in red italics.

- The impact of development on Coach Road in the PM Peak hour is to increase the delay by just 2 cars (from 9 to 11), with a small change in the Degree of Saturation (capacity) of the approach to 80.2%. In the Linsig outputs in Appendix E the change in delay per vehicle is just 4 seconds (40sec/ veh to 44 seconds/ vehicle). The impact is small, a slightly longer queue and a negligible increase in delay. The impact of development is not severe and does not necessitate the signals to be retimed. Whilst re-optimisation of the signal timings could produce better results, that is something the highway authority could do if so minded.*

To summarise, our highway consultant advises that the changes are negligible and don't warrant the re-timing of the traffic signals. As such, we can't agree to the commuted sum payment requested and consequently there is no need to enter into a s.106 agreement.

LLFA.

The request to effectively design/ install a new SW drainage system seems unreasonable to me when circumstances are not changing i.e. the land has been used in association with the buildings on site for many years and is fully surfaced with tarmac. I could understand some of the comments if the development required the construction of a new car park, but the reality is the area exists and will remain as existing.

There is also a comment about surface water discharge to the highway, but there is an existing gulley near to the entrance which is functional and serves to control surface water from discharging to the public highway.

BNG.

The ecologist's comments are noted but we haven't triggered BNG and therefore won't be submitting BNG reports.

The ecologist needs to understand that the applicant has leased the building and associated land for decades and as part of the lease, the tenant is responsible for all maintenance. The fact the ecologist has noted a pile of rubble with '*pioneering species*' growing out of it in August 2022 is irrelevant to this application. It was obviously a temporary situation not in any way connected to a planning application. The pile of rubble was subsequently removed by the tenant (as they are entitled to do) so the suggestion that deliberate degradation has occurred is unreasonable.

External lighting.

The car park lighting will consist of three 6m lighting columns and 7 no. wall lights located in positions now shown on the Site Plan and as per the two images attached. A pdf of the revised drawing (02a) is also attached along with an External Lighting Report and datasheets for the lighting columns and wall lights.

Car park management.

The tenant has registered the car park with the International Parking Community. The car park will be managed using ANPR technology with clear signage setting out the terms of use. Enforcement will be undertaken where necessary to ensure compliance. All operations will be conducted in accordance with the International Parking Community (IPC) Code of Practice, with management and enforcement handled by an accredited third-party provider.

The car park lighting is controlled by dusk/ dawn sensors in the same manner as Woodstock Lane, Coach Road etc. The car park operation is 24 hours hence the need for dusk/ dawn lighting.

I trust the above answers your queries and look forward to hearing from you.

Regards,
Glen