

30<sup>th</sup> March 2020  
2 Calva House  
Calva Brow  
Workington CA14 1DE

FAO Emily Grey  
Planning and Application Officer  
Economy and Infrastructure  
Cumbria CC  
Parkhouse Building  
Baron Way  
CARLISLE CA6 4SJ

COPY

Dear Emily

## **PROPOSED HOUSING JUNCTION OF MAIN STREET/CHURCH ROAD DISTINGTON**

I refer to my last e mail to you concerning the discrepancy on the boundary of the site in the north corner. I have now carried out a site check and have amended the plan accordingly, a copy of which is attached. I am also sending this by post to both you and Chris Harrison ( Senior Planner at CBC), who is copied in to this e mail as well. I have addressed all the outstanding issues as detailed below.

### **1.PARKING COURTYARD**

This accommodates four spaces with a turning head, and although the boundary slants at this point it is adequate to turn a vehicle around and exit the site in a forward gear. Behind the three spaces we have 5.8m at the narrow end and 6.4m at the wide end, only 200mm short at the narrow end, but as the car reverses out of the bay it will have 6m clear against the middle bay. I have also moved the new access to the courtyard slightly further to towards the junction on Main Street, just to ease the parking and manoeuvring in the courtyard.

### **2.VISIBILITY SPLAYS**

Vision up and down Main Street from the junction is excellent in the southerly direction at least 100m plus, and to the north the proposed reduction in pavement width on Main Street, and the forward movement of the new dwellings does not infringe on the good visibility splay to the north of the site.

On Church Road ( you have the photos), visibility is good and we will require a Section 106 as part of any future approval, and I have spoken to two residents of the adjoining dwellings and they understand this and do not object to the Section 106.

### 3. NEW FOOTWAY ON CHURCH ROAD

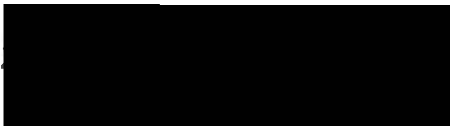
A new 1.2m wide footway will be constructed taking pedestrians around the corner in to Church Road and up to the courtyard entrance.

The disabled access ramp on Main Street will be retained.

The width of the main footway on Main Street although slightly less than existing is still wide.

In conclusion, I will await your comments before proceeding to address other design issues, with Chris, but hope that we can now progress the scheme as far as the Highway points are concerned.

With Regards  
Yours Sincerely

A solid black rectangular box redacting the signature of Richard J Lindsay.

Richard J Lindsay

Ccfile

Client AM

Chris Harrison Senior Planner @ CBC

PS The full A3 plan is in the post to you both, the scanned A4 is only part of the plan but is adequate to show all the points mentioned.