

Chris Harrison
Planning Officer
Development Management
Cumberland Council
The Market Hall
Market Place
Whitehaven
CA28 7JG

12th June 2023

Dear Chris

APPLICATION REF: 4/21/2327/OR1 RESERVED MATTERS APPROVAL FOR THE ERECTION OF 20 DETACHED DWELLINGS INCLUDING ASSOCIATED INFRASTRUCTURE (ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE APPROVAL 4/16/2175/001 LAND TO THE NORTH OF SCHOOL BROW, MORESBY PARKS, WHITEHAVEN. PLOTS 2 AND 3 17 TO 19 and 9 TO 13 NOW KNOWN AS BONNY MEADOWS

Please find attached reserved matters details for the above application. The details are to determine the house types and layouts for each of the remaining plots that have not been resubmitted to you. Plots 1,14,15,16 and 6 were predetermined in the original application and you are in the process of determining Plot 4,5 and 8,9.

I'm assuming the landscaping is agreed as Tweedle and Slater drawing 6972-01 and will be determined by implementation at the end of the construction stage so all you really need is the house type distribution across the whole site. A copy of this detail drawing is included along side the revised drawing showing the house types and plot layouts.

Each plot has a house type identified and each house type falls within the "Maximum development area to achieve a minimum of 1.5m side boundaries, minimum 12m from facing windows to gable end, minimum 21m from facing properties. No dwelling to be bigger than 35% of plot area."

These areas are shown with a dashed blue line on both the Reserved Matters Detail drawing (RM19/0218/01) and the Tweedle and Slater Site Layout Plan (6972-01 REV A)

Plots 2 and 3 are The Lorton previously approved on Plot 16.

Plots 17 to 19 are the Dovenby house type previously approved on plot 15.

Plots 9 to 13 are the Wilton Bungalow Previously approved on Plot 14.

Plots 9 to 13 front Moresby parks road and will have direct access from the main highway. It is assumed that this highway will now come under the control of Cumberland Council and that the following will apply to condition any works adjacent to the highway to achieve each site access.

"New highway accesses to be strictly with the consent of and to the specification of The Cumberland Council Highways Department. The Access will be designed to comply with the CC Highways Design Guide. No surface water/ rainfall from the site is to run onto the existing highway. New footpaths will generally form part of the highway infrastructure.

Works to the highway will be carried out by a C.C. Highways Department approved civil engineering contractor under licence to C.C. Highways Department and under the supervision of the C.C. Highways Department Engineer."

Each individual developer will be bound to carry out the works in such a manner to be determined on an individual basis.

I understand payment for all the reserved matters has been made and no further planning fees are due.

Your sincerely

Geoff Wallace