

REF:1722/D1/CS

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**Sent via email.*

3rd September 2018

Dear Sir/Madam

**Planning application 4/18/2071/0F1
Kirkland Road Safety Audit – Architect’s Response**

Please accept this letter in response to points raised in the Road Safety Audit (RSA) report no. A103748/RSA1-2 dated August 2018.

3.1 Hedgerows

In consideration of this development the existing hedgerows to the north of the proposed entrance to the site have been relocated and set back from the highway, with an allowance for growth, to prevent a visual obstruction within the visibility splay.

3.2 Road markings

In accordance with the recommendation of the RSA a centreline, edge of carriageway and give-way markings have been added to the proposed site plan at the junction with the main highway.

3.3 Pedestrian access and vehicle priority

A footpath has been provided between the proposed development and the existing village via the existing lane that runs along the south-western boundary of the site. The existing lane, in the ownership of the applicant, is a bound surface suitable for pedestrian and vehicular use and already serves the adjacent bungalows so it is not anticipated that any further work is required. If necessary, the proposed houses could be given a right of access on the lane for pedestrians as part of the conveyancing process.

In order to address the reduced carriageway width on Kirkland Road where the road crosses Croasdale Beck it is proposed to install a vehicle priority system. This system is expected to be similar to that of the system used on the bridge over the river Ehen to the south of the village. The system will be designed and installed in accordance with Cumbria Highways standard details and is expected to be secured by condition or a section 106 agreement.

3.4 Treatment plant

A turning head from the access track leading to the treatment plant has been added to the proposed site plan.

3.5 Street lighting

It is not proposed to install street lighting as part of the proposed development. There is currently very limited street lighting within the existing village due to its rural location and historical character. It is felt that the inclusion of street lighting on the scale proposed by the RSA would have a detrimental effect on the character of the village. Furthermore, the ecology report, submitted as part of the planning application, states *'Incorporation of a sympathetic lighting scheme into the development including no lighting of any of the retained habitats/boundary features'* . It is therefore considered that any lighting would have a detrimental effect on the habitats retained along the boundaries of the proposed development site.

3.6 Drainage

Drainage gullies have been identified on the proposed site plan (G1-7).

Should you require any further information or clarification in respect of these points raised please do not hesitate to contact us.

Yours faithfully

Chris Staniowski
Architect

Manning Elliott Partnership
Chartered Architects and Designers

Enc: