

Ms C Burns
Senior Planning Officer
Cumberland Council



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Dear Christie,

Ref 4/24/2094/0F1 Land to the south of Holly Mews, St Bees

Thank you for forwarding details of the amended and additional information provided by the applicant. The Parish Council discussed this at its meeting last week but does not believe that this changes the council's original concerns about the development.

The applicant is proposing to create a footpath on land adjoining the site in the ownership of a different landowner which would connect to the Dandy Walk, a public right of way. The Parish Council does not believe that these proposals are adequate to provide the safe pedestrian route which the council considers should be a pre-requisite of any development on this site and the proposals do not meet the recommendation from Highways that a 2m wide footpath with a bound surface should be provided through the development site.

The Parish Council's concerns are as follows:

- The proposed new pedestrian path which will link to the existing public right of way does not run through the development site but would be on land adjacent to the site which is in the ownership of a different landowner. This would require a new opening and gate to be created in the boundary wall to provide access to/from Abbey Road. The location of the proposed opening is very close to a bend with limited visibility, creating further safety concerns.
- The path would not have a bound surface and with regular use the surface will inevitably deteriorate. The requirement is for a footpath which can be used as an everyday route for journeys to/from the Village School. Post Office and shop etc. There is no indication of who will be responsible for ongoing repairs and maintenance.
- The permissive nature of the path does not guarantee that it will continue to be available in the long term.
- The width of the path would be 1m. This is not ideal for families with pushchairs and young children or for those who use wheelchairs or mobility scooters.
- The lower part of the development site where there would be a link to the right of way has a number of natural springs. There is no indication in the plan of how a path would be constructed across this area.

We note that the applicant believes that the contribution of £20,000 requested by Cumberland Council is disproportionate to an application for five dwellings. However, these dwellings would form part of the same development as the eleven already approved, bringing the total to sixteen, all of which would be family sized homes. Taken as a whole, the development is a significant size in the context of the village. We are aware that pedestrian safety was considered

at the time of the approval of the first eleven houses in 2010 and a pedestrian path was recommended by Highways at that time as a condition of approval. It is unclear why that was not included in the final approval but the Parish Council believes that a properly surfaced pedestrian path should be a condition of any further development.

In summary, the Parish Council's view is that the objections outlined in our letter of 23 April remain valid.

Yours sincerely

J Donaldson

Mrs Jane Donaldson
Clerk to St Bees Parish Council