

CLEATOR MOOR TOWN COUNCIL
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Mr N Hayhurst
Cumberland Council
Catherine Street
WHITEHAVEN
Cumbria
CA28 7SJ.
9th April 2025.

Dear Mr Hayhurst

Members reviewed the following applications at The Town Council meeting held on 08/04/2025.

- 4/25/2091/OB1.
- 4/25/2089/OF1.
- 4/25/2097/OF1.
- 4/25/2107/OE1.
- 4/25/2104/DOC.

No concerns were raised on the above applications.

- 4/25/2110/OF1. ERECTION OF 95 DWELLINGS WITH ASSOCIATED INFRASTRUCTURE.LAND AT PARKSIDE ROAD CLEATOR MOOR. GENESIS HOMES.

With regards to this application the Town Council wish to make the following comments.

The Town Council do not feel it is proven that the proposed development provides the type of housing that is currently needed nor will it enhance the locality in a positive way, the attached transport policy states that traffic flows freely along the stretch of A5086 however this does not take into account the everyday congestion that occurs on this and adjoining roads which leads to increased speeds on this and other sections of the A5086, the policy also refers to amenities within walking distance of the development however we haven't taken too much into this considering at least 5 of the walkable amenities mentioned have closed down, some not recently.

Regarding the actual development we feel this presents very real privacy issues for a large number of existing properties with no barrier of any kind shown on the development plans between the new development and established properties. We also feel there needs to be more detailed information regarding the drainage solution included with the application.

The Flood Risk and drainage assessment itself states that.

Surface and Foul Water Disposal

Without a site specific investigation detailing ground conditions at the site, including permeability testing and water table levels it is not possible to conclude that infiltration drainage would be an effective means of dealing with surface water run off for proposed development.

Proposed Foul Water Drainage There are no foul or combined sewers within the site boundary. A 225mm diameter combined sewer is located south of the development boundary and flows south. UU records confirm a gravity connection would not be achievable and therefore a pumping station and rising main will be required. Proposed foul water drainage layout is included in Appendix G.

Looking at appendix G we cannot be satisfied that the micro map produced is evidence of this provision, nor is it satisfied that the nearby River Ehen is adequately protected from potential pollution.

With regards to the affordable housing provision detailed on the application we feel that this does provide the required number of units however does not provide the units that are in need in Cleator Moor such as rentable/affordable bungalows for over 55's.

We also wonder if the affordable provision is achievable financially given the price that would need to be applied to the units using the criteria given to calculate a figure for this area.

The development land itself is green field agricultural land providing habitats for multiple wildlife groups, in July 2024 Cumberland Council presented a report to the Executive Committee with the title Climate and Nature Strategy with the recommendation that the committee adopt the Climate and Nature Strategy along with the supporting Carbon and Energy Management Plan.

Background information presented to the committee refers to the change in public opinion and social trends on climate change quoting a recent Office for National Statistics survey estimating that 72% of people have made a lot or some changes to their lifestyle to help tackle climate control with 66% making changes to help prevent loss of natural habitats or wildlife and yet we now debate a proposal that would remove a sizable area of natural habitat. In addition 69% of people were influenced to make changes due to worry about the effect on future generations and this development has no detail included regarding renewable energy and during the presentation of this strategy the following question was asked,

A Member questioned whether the Council could insist that solar powers were built into new properties as part of the planning application as was happening in other areas. The Assistant Director Thriving Place and Investment responded that developers were now building solar panels into new properties and the Council was using powers in Building Control to ensure this was happening. In addition, there had been some exploration work into the use of local heat

networks. All of this work also helped businesses to meet their own climate change strategy requirements.

This plan further details the influence Cumberland Council will have with direct control over Council buildings and assets, indirect control on other organisations through use of the Councils development control department and influence through collaboration with organisations including communities and Town and Parish Councils. This proposed development demonstrates how this strategy could be utilized effectively.

The Town Council also has a concern regarding the development site and its proximity to the Roman road which is known to have connected Papcastle to Ravenglass passing Cleator Moor directly through this site, indeed small earthworks of the road are still visible in part of the proposed development site and we are in full agreement with the condition of approval recommended by the Historic Environment officer in his submission to the planning authority. A further concern exists regarding stretching the Town boundary as this proposal does, this has been an issue in previous applications and indeed was the basis for a planning inspector to reject an appeal to a proposed development that would blur the natural boundary between existing settlements.

In conclusion the Town Council feel this is an unnecessary development which does nothing to address the actual housing requirements in Cleator Moor and would simply add more people to a town without the infrastructure to cope and more traffic to roads that are already struggling to cope with the volume which has been directly affected by the approval of the park and ride scheme at Cleator and the possibility of a further two housing developments in the planning process. We believe that there are more suitable sites available for this development and request that this application be refused.

If recommended for approval we would ask that the following be considered.

- A natural barrier between existing houses and the proposed development by way of a perimeter corridor/wildlife corridor be included which would retain some privacy for existing and new residents and afford some protection to existing wildlife.
- A more detailed drainage plan is provided including details of surface drainage and evidence of work to ensure no pollution risks remain to the nearby River Ehen which from for 13km from its outlet at Ennerdale to its junction with the River Keekle at Cleator Moor has protective status for both Pearl Mussels' and Atlantic Salmon.
- A renewable energy option be provided for approval.
- An **Archaeological study** be carried out before any development starts.

With regards to

- 4/25/2118/OF1.

Members feel that the previous approval for this property 4/22/2227/OF1 presents a more suitable use of this building than the proposal which is excessive in terms of demand on infrastructure, services and character and would ask that this be refused.

Mr Steve Richardson
Clerk to the Council