

**Application Number:** 4/21/2432/0f1 - Former Marchon Chemical Factory, High Road, Whitehaven

**Countryside Access Team Comments:**

The applicant must be advised that the granting of planning permission would not entitle them to obstruct the public rights of way within Phase One of the development site. The diversion or stopping up of public footpaths, bridleways and restricted byways is a separate process which must be carried out before the routes are affected by the development.

Details of how each of the rights of way within the development site will be treated should be provided within the planning application, including width, surface and boundary information.

The applicant must contact Cumberland Council to discuss their plans for the diversion or stopping up of the Public Rights of Way within Phase One of the development site.

See attached plan.

**Landscape Plan**

The width & gradients of the new paths shown in the Landscape Plan linking the development to the King Charles III England Coast Path must conform with best practice in accessible design. We would also advise against the use of wooden edging boards in the construction of any paths within the development site.

The King Charles III England Coast Path which is a National Trail (shown as a pink line on the attached map) runs along the perimeter of the development site and will form part of a circular route which will be used by the residents of the new development for everyday walking. This sustained daily increase in footfall will have a detrimental impact on this natural grassed surfaced section of the National trail. We would look to secure a planning obligation under an S106 agreement to upgrade this section of King Charles III England Coast Path to a fully constructed 2m wide aggregate surfaced path.

I have attached a copy of our Public Rights of Way Development Guidance to be forwarded to the applicant.

**John Duffy, Countryside Access Officer**

**Date:** 22/12/2023