

Reference No: 4/24/2051/0F1

Proposal: Erection of a new dwelling and associated external works

Location: Land adjacent to Stoneycroft, Sea Mill Lane, St Bees

Countryside Access Team Comments:

Public Right of Way FP 423012 is located within the proposed development site and forms part of a well-used circular walking route from St Bees village (See attached plan).

This section of the right of way also forms part of the King Charles III England Coast Path which is a National Trail which once fully established will stretch for 206 miles along the Cumbria coast.

The King Charles III England Coast Path between Whitehaven and Silecroft opened to the public in March 2021 by order of the Secretary of State.

In their Design and Access Statement the applicant recognises that there is a public footpath to the western boundary running between the site and the railway line and that St Bees is located on the England Coast Path.

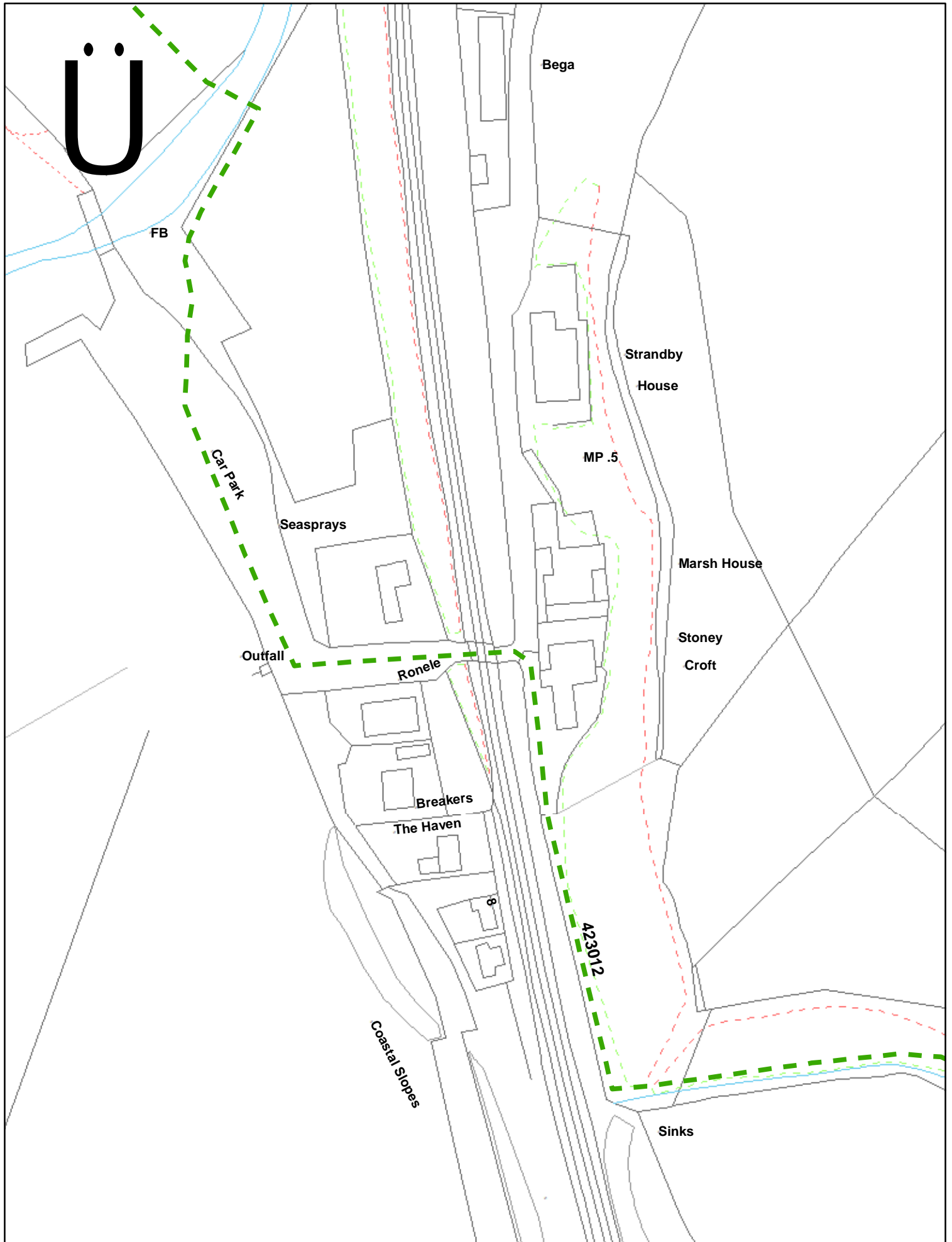
The Design and Access Statement also highlights that the design concept and principles for the dwelling have also taken into consideration measures to protect privacy from the public footpath.

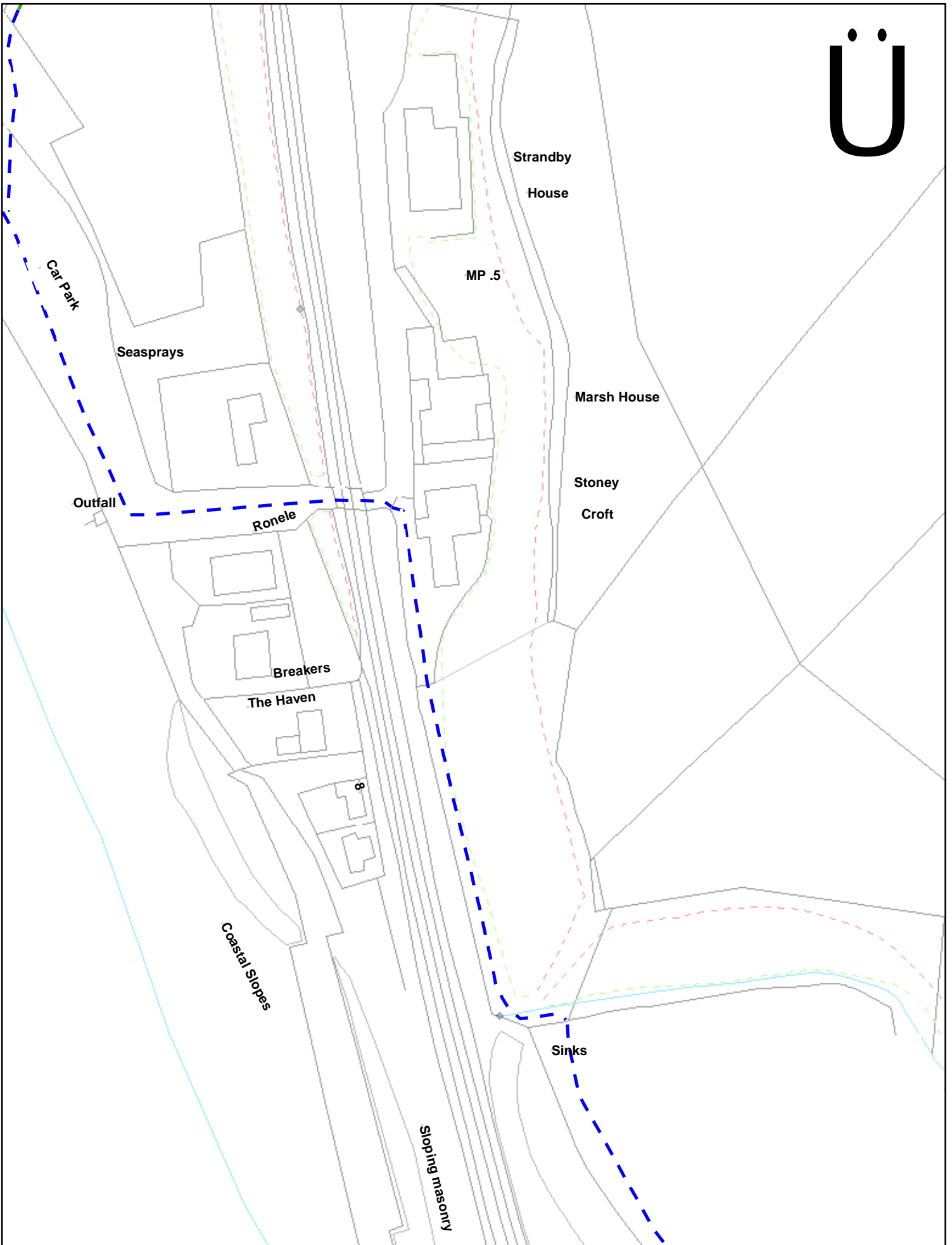
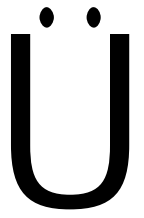
However, the application provides no information on what measures will be put in place to protect FP 423012 and the King Charles III England Coast Path during and after construction which is unacceptable and needs to be addressed.

Once this information has been provided by the applicant, we will be better placed to provide a full response to the application.

John Duffy, Countryside Access Officer

Date: 12/03/2024





KCIII ECP Whitehaven to Silecroft
Application 4/24/2051/0F1

Scale: 1:800 @ A4

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