



Flood & Development Management
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Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 25 April 2023

Your reference: 4/23/2106/001

Dear Sarah Papaleo

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2106/001
Site Address: SITE OF FORMER GROVE COURT HOTEL, CLEATOR
Proposal: OUTLINE APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT WITH DETAILS OF PROPOSED ACCESS AND ALL OTHER MATTERS RESERVED

Thank you for your consultation on 18 April 2023 regarding the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.

Local Highway Authority response

In principle the LHA would have no objection to the proposed small residential site, especially since two of the plots have planning already approved.

However, we cannot agree to the layout which determines the access which is in turn not a reserved matter so requires proper consideration at this stage. Due to the number of dwellings (>5 served off the access road), length of access road, it should be built to adoptable standards to become adopted and constructed to accommodate refuse vehicles and 7.5t delivery rigid trucks. The manoeuvre from Cross Grove to the access road (or vice-versa) looks like it would be extremely difficult for a refuse vehicle.

As shown, the proposed access is awkward and does not comply with layout best practice. The access road would run parallel and abutting the existing road creating a confusing expanse of road to navigate. Instead a more conventional access road should be built such as an access road at right-angles of the hammerhead to form a crossroads for example (other access layouts may also be possible). The layout of the plots would need reviewing.

The access road along the layby in front of Plots 4,5,6,7 needs a 2m wide footway terminating at the crossroads where the access road could be a shared surface street at footway level or a secondary Street.



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In summary the LHA cannot approve the access as it is substandard and not to an adoptable layout. Please also confirm the adoption intention / extent.

Lead Local Flood Authority response:

The Application states that surface water will be discharged through the use of soakaways. This would be the preferred strategy yet no evidence is provided to show that this is feasible. However, I also note that the existing hotel has large areas of impermeable paving which it is assumed drains to the UU combined sewer, so the soakaway proposal would be a significant improvement if viable. However, an understanding of how the site drains at the moment, and a comparison of impermeable areas should be provided as preliminary surface water drainage information along with infiltration testing, outline calculations and an exceedance flow diagram.

Please see the Cumbria Development Design Guide Appendix 7 on what information we require at the Outline Planning Stage.

Conclusion:

More information and clarifications is required before I can make a full technical assessment.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management