



Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 5 September 2023
Your reference: 4/23/2218/0R1

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2218/0R1
Site Address: LAND TO THE NORTH OF SCHOOL BROW, MORESBY PARKS, WHITEHAVEN
Proposal: APPLICATION FOR APPROVAL OF RESERVED MATTERS FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE PURSUANT TO OUTLINE PLANNING PERMISSION 4/16/2175/001 (OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT)

Thank you for your consultation on 15 August 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 would like the following points addressed.

Local Highway Authority response:

- Within the site plan submitted (drawing number 102) the LHA would like to see the road outside plots 17 and 18 to be connected to create a continuous loop.
- The LHA would welcome a Design Access Statement for this development at this stage.
- The LHA would welcome a detail plan showing visibility splays in both directions to the nearside kerb measured from 2.4m into the access roads.
- The site plan (drawing number 102) is slightly confusing regarding shared surfaces as footways are within the blocked paved areas and no footways are within the bituminous areas, The LHA suggests a footway on either side of the main loop and into the junctions for a few metres, the main loop will be constructed in bituminous material and the shared surfaces to be block paved.

- The LHA would like to see a detailed parking plan.
- The LHA would welcome the carriageway and footway construction design, including longitudinal/cross sections.
- The LHA would welcome a Construction Traffic Management Plan (CTMP) at this stage. The CTMP is to include,
 - Details of proposed crossings of the highway verge;
 - Retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the development;
 - Cleaning of site entrances and the adjacent public highway;
 - Details of proposed wheel washing facilities;
 - The sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
 - Construction vehicle routing;
 - The management of junctions to and crossings of the public highway and other public rights of way/footway;
 - Details of any proposed temporary access points (vehicular / pedestrian)
 - Surface water management details during the construction phase
 - Specific measures to manage and limit the impact on the school, including working hours, any special measures to accommodate pedestrians

Lead Local Flood Authority response:

- Drainage calculations need amended to 50% climate change plus 10% urban creep as set by new Environment Agency Guidelines.
- Drainage calculations for a 100yr event plus 40% plus 10% show flooding at SW 10,11,12,16 and 21, as the calculations for climate change will increase it is likely more flooding may occur at these manholes possibly more within the development site. The LLFA would like to know how the site will deal with the flooding predicted ?
- Reviewing the 3 Drainage plans submitted, the LLFA have concerns regarding pipe size from SW18 to SW23 and further on to SW24 can this be looked at as an increase in size may reduce the flooding discussed on the previous point.
- The LLFA would welcome an amended Drainage plan showing highway gullies and connections to the proposed drainage system.



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Conclusion:

In light to the above comments additional details are required from the applicant.
Upon receipt of the amended plans I shall be better placed to provide full response,

Yours sincerely

Paul Telford
Development Management Officer