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6 July 2023

Dear Christie,

Ref 4/23/2086/0B1 Variation of conditions & Ref 4/23/2100/0R1 Additional & Amended information relating to access, layout & drainage – Land to the south of Southrigg, Nethertown Rd, St Bees

Thank you for forwarding details of the two applications dealing with reserved matters for the Nethertown Road site in St Bees.

The Parish Council welcomes the statement in the Traffic Management Plan that site traffic will travel along the B5345 and enter the village from the south so that large vehicles will not be travelling through the centre of the village. However, the Plan fails to address any of the concerns expressed by the Parish Council and local residents over recent months about the safety of residents, walkers, cyclists and horse riders when construction traffic turns off the main road to travel along Nethertown Road itself.

The turn into Nethertown Road from Egremont Road is very tight and there is no clear line of sight from the junction to the development site so drivers of lorries turning into Nethertown Road will be unable to see oncoming vehicles. This will almost inevitably result in vehicles meeting head on and having to reverse, as there are no opportunities for vehicles to pass between the junction and the small cul de sac. Events on the 27 January 2023 exemplify these concerns. Work started without any approval and heavy items of plant and equipment were transported to site without any prior notification with several residents being significantly inconvenienced. The Parish Council believes that a banksman system or some form of traffic control is needed to ensure the safety of other road users on Nethertown Road.

We hope that construction work will be carried out under the remit of an appropriate Code of Construction Practice, if indeed Cumberland Council has such a document, to give guidelines to developers and contractors. However, the Traffic Management Plan does not give any core information that would develop a good working relationship with the Parish Council, the residents and indeed the wider village, as many local people use this road for leisure activities.

We would wish to see the document cover the following information;

- core delivery times, particularly for heavy loads. For example, there are specific times when it becomes difficult to drive through the village as a consequence of train times, Sellafield muster times and school buses, a particular concern as the bus picks up and drops off close to the junction of Nethertown Road and Egremont Road.

- consideration of the inconvenience to the residents of the Nethertown Road cul-de-sac as the entrance is to be used as a turning point for large vehicles travelling to site. This will cause severe disruption if not managed effectively.
- details of how plant and equipment deliveries will be managed. We believe that it would be completely unacceptable to see vehicles stacked up on any of the surrounding roads and lay bys whilst waiting for access to the site.

On numerous occasions the Parish Council has urged the developers to engage directly with the local residents affected to listen to their concerns and look at ways to mitigate the effects of the construction work. We are concerned that the final sentence on page seven of the document states that 'Expected dates for works and deliveries will be communicated to the St Bees Parish Council'. Whilst any progress reports received will be reported to the Parish Council, the council does not have the resources to act as a conduit or route of communication with individual residents of Nethertown Road.

We note that the response from Highways deals only with traffic routes to St Bees and traffic arrangements on site. The Parish Council hopes that the council's comments about safety on Nethertown Road will be shared with Highways officers. The Parish Council would be happy to meet Highways officers on site, if needed, to explain the issues more fully.

Yours sincerely

A solid black rectangular box used to redact the signature of the Clerk to St Bees Parish Council.

Clerk to St Bees Parish Council