

Christopher Harrison

From: Lewtas, Ellie [REDACTED]
Sent: 15 June 2022 12:34
To: Christopher Harrison
Cc: Shannon, Peter
Subject: Flosch Meadows , Cleator 4/22/2092/001 - Consultation Comments Addressed.
Attachments: 1842 - FRA1 - B - SR12 The Meadows - Flood Risk Assessment.pdf; 1842 - DS1 - E - Flosch Meadows - Drainage Strategy.pdf; 1842 - SMP01 A - THE MEADOWS, MID MEADOWS & TOP MEADOWS SuDS Maintenance plan.pdf; Discharge Rate.pdf; GEO2014-952 FACTUAL Infiltration Test result.pdf; S104 Plans Accepted - Flosch.doc; 1842 - 53 T1 - Drainage Construction Details sheet 3.pdf; RE: Flosch Meadows; 1842 Planning Response to LLFA 30 May 22.pdf

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Dear Chris,

I hope you are well.

Please see the attached document which addresses the comments from the LLFA, this includes:

- Flosch Meadows Flood Risk Assessment;
- Flosch Meadows Drainage Strategy;
- Flosch Meadows SuDS Maintenance Plan;
- Discharge Rate;
- Factual Infiltration Test result;
- S104 Plans Accepted;
- Flosch Meadows attached email; and
- Planning Response to LLFA.

In addition, please see below our response to the Local Highway Authority (LHA) comments.

LHA Comment - As this application is for only 21 self-build properties an Emergency Vehicle Access (EVA) is not required at this time but looking through the supporting information for this application, it is clear from the layout designs that this development will extend in the future. An Emergency Vehicle Access is required when a development exceeds 50 properties on site stated within the Cumbria Development Design Guide. As the location of this site only offers the A5086 as a suitable EVA location we as the LHA would recommend this is looked into at this stage as may cause problems in the future for phase 2 of this site.

Response – the proposed development is for 21 dwellings; therefore, an Emergency Vehicle Access is not required as part of this application. With regards to the other phases at Flosch Meadows, these equate to 47 dwellings in total, therefore, the quantity of development is below the threshold for an Emergency Vehicle Access.

LHA Comment - Is the road network and pavements within the site to be offered for adoption through section 38 agreement with Cumbria Highways or is the development to remain private?

Response – the Application will offer these for adoption.

LHA Comment - As stated in an earlier paragraph the development site has been designed for future development. If this assumption is incorrect then turning heads need to be installed outside plots 11 and 12 and on the opposite side of the site outside plot 1.

Response – the assumption is correct.

LHA Comment - Although the development is self-build plots it is encouraged that all driveways are constructed in block paving or similar permeable surface material, this will reduce surface water runoff onto the carriageway. Suitable drainage will need to be installed if permeable surface is not used within the driveways.
Response – noted.

LHA Comment - Within the engineering layout plan, it shows filter drains within the service strips and at the rear of the footways, some of the highway gullies outfall into main surface water carrier drain and some gullies outfall into the filter drains, please explain the reasoning behind this hybrid design and clarify the adoption and maintenance proposals of these drains. It is assumed that these filter drains would revert to the County Highways for maintenance.
Response – these were previously introduced at the request of the LLFA. The assumption that these will be maintained by Cumbria County Council is correct.

LHA Comment - The outline (northern) part of the site is indicatively shown as two long cul-de-sacs. This does not comply with the Cumbria Development Design Guide principles of designing out cul-de-sacs and specifying loop roads instead. These cul-de-sacs will cause more reversing manoeuvres or large vehicles which is undesirable and should be designed out. This requirement could be conditioned, however.
Response – note. However, the site to the north is not part of this application.

Kind regards,
Ellie Lewtas BA (Hons), MCD MRTPI
Planner
Pronouns: she, her, hers

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