

Christopher Harrison

From: Glen Beatt [REDACTED]
Sent: 01 September 2022 08:22
To: Christopher Harrison
Cc: Gary Reed; Michael Sandelands
Subject: 4/22/2032/OR1 - PHASE 4 RESERVED MATTERS - KEEKLE MEADOWS, CLEATOR MOOR
Attachments: Phase 4 with basin 193a).pdf

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Hi Chris,

I am now in a position to formally submit revised information relative to the following 4 applications.

4/22/2032/OR1 - PHASE 4 RESERVED MATTERS
4/22/2015/OB1 - PHASE 3 VARIATION OF CONDITION
4/22/2028/OF1 - FULL APPLICATION PLOTS 87, 88 & 91 (straddling red line between phase 3 & 4).
4/22/2016/OF1 - SW BASIN FULL APPLICATION.

To make life easier I am going to submit the information relative to each application on separate emails. This email is relative to 4/22/2032/OR1 - PHASE 4 RESERVED MATTERS. Three other emails will follow.

4/22/2032/OR1 - PHASE 4 RESERVED MATTERS

Site Plan revised and drawing number updated from 06/11/542-193 to 06/11/542-193a). Please note that for clarity and to avoid confusion, I have undertaken a plot re-numbering exercise which is reflected on the revised site plan.

As a result of the layout amendments we need to change the application description to refer to 52 dwellings and not 51. As such, please accept this email as formal request to change the application description to:

'Reserved matters approval for 52 dwellings including associated infrastructure and landscaping'.

In this email I have also taken the opportunity to specifically respond to HA comments made during the first consultation.

Refuse collection points.

The HA commented that refuse collection points would be needed if cul-de-sacs were accessed by 4.10m wide roads. The layout changes we have undertaken negate this comment as all access roads are minimum 4.80m wide.

Speed reducing measures.

The HA commented that speed reducing measures should be introduced on long straight sections of road. The layout changes we have undertaken show two speed tables at key locations along with two raised crossing points all of which should hopefully serve to reduce road speeds.

Colour hatching.

The colour hatching was intended to identify areas that were finished in paviors as opposed to tarmac. I have changed the hatching method and added annotations to the paviour areas.

Maintenance/ service strips.

These are shown on the drawings where appropriate.

Footway crossing points.

The layout changes we have undertaken show two raised crossing points.

Emergency vehicle emergency access.

This request is a strange one on what is phase 4 of a large development when it has never been mentioned on consultee responses for the earlier phases. It is such a fundamental request that if required it should at the very least have been a condition on the outline consent so that it could have been taken into consideration at detailed design stage. It is for this reasoning that we consider the request unfounded and unreasonable at this stage of the development.

Visitor parking.

The HA commented that visitor parking should not be shown in the live lane of the carriageway however this is the same strategy approved on earlier phases. The layout changes we have undertaken are such that a lot of the plots have large drives than can accommodate more than the minimum in-curtilage parking required. I have therefore shown the visitor parking requirement in this manner which again aligns with that approved on the earlier phases. Just to note the visitor parking ratio shown exceeds the minimum requirement of 1 visitor space per 5 dwellings as stated in the Cumbria Design Guide.

Discharge of condition application 4/21/2416/DOC.

Clearly the technical details of the roads and drainage will need revised in line with the changes to the site layout. For obvious reasons we prefer not to instruct this work at the moment until such a time the LPA confirm the layout changes made are acceptable and will be recommended for approval. At this point, we will engage our drainage engineer to undertake the required amendments and then 4/21/2416/DOC can hopefully progress to a successful conclusion.

I trust this is all in order however let me know if you have any queries.

Regards,
Glen