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Miss S. Papaleo,
Copeland Borough Council
Development Management,
The Copeland Centre,
Catherine Street, WHITEHAVEN,
Cumbria CA28 7SJ

Your Ref: -

Our ref: MTS/PM /NC28009

Date 1st July, 2022

Dear Sirs,

Re: **Planning Application 4/22/2135/0F1**
Land at Harras Road, Whitehaven
Residential Development for 23 Dwellings Including Associated
Infrastructure and Landscaping

Following replies from consultees, the Applicant provides the enclosed additional information to assist the determination of the Planning Application.

The additional information includes a Landscape and Visual Appraisal (LVA). The LVA is a comprehensive assessment undertaken by a chartered member of the Landscape Institute. The purpose of the LVA is to ascertain the potential landscaping visual effects associated with the proposed development. The LVA considers these issues in detail and compares the proposal, the landscape and visual impacts of the previously approved scheme.

In additional, a cross-sectional drawing is provided. The cross-sectional drawing shows the heights of the proposed properties relative to both Casa Mia and the previously approved scheme.

The LVA concludes that the visual effect of the application scheme would be similar or slightly less adverse than the previously approved scheme. This takes into account distant and more localised views including the visual effects for the residents of Casa Mia, the adjacent property. The effect on the residents of Casa Mia will be slightly less adverse than the results of the approved scheme. This is due to the reduced height and proximity of the properties to the eastern boundary. The LVA adequately demonstrates that the proposal is acceptable in terms of landscape and visual impact and settlement character.

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The letter from Cumbria County Council dated 6th May, 2022 confirms that neither the Local Highway Authority or Local Lead Flood Authority have no objections to the proposal. The Highway Authority advise that the pedestrian provision for the proposal is acceptable.

The letter goes on to suggest the widening of a 370m long section of existing, off-site, highway footway. The justification for these off-site works is unclear. These works were not required as part of the previously approved scheme for nine dwellings. It is difficult to ascertain how the net gain of 14 dwellings would trigger a requirement for such extensive works.

The existing footpath is sufficiently wide for its purpose. It is wide enough for pedestrians and pedestrians with push chairs to pass safely. The footpath has street lighting and a wide grass verge between the footpath and the road. This contributes positively the safety and attractiveness of the path and Harras Road generally. The proposed traffic calming scheme will further improve highway safety for pedestrians and other road users.

The suggested planning conditions relating to the widening of the footpath fails the standard tests for planning conditions now set out in paragraph 55 of the NPPF. The requirement to widen the existing off-site footpath fails the test as it is neither necessary, relevant to the development permitted, precise or reasonable in all other respects.

The Applicant has no other objections to the planning conditions suggested by the Highway Authority.

We trust that this information is of assistance and if you require any further information please do not hesitate to contact the Applicant's Agent.

Yours faithfully,

H.F.T. GOUGH & CO

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