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FAO Christie Burns
Cumberland Council

Your Ref:

Our Ref: MTS/MF/NC11971

Date: 27 November 2024

Contact: Michael Sandelands

Dear Sirs

**Re: Erection of Five Detached Dwellings with Associated Infrastructure, Access, Landscaping and Car Parking
Land South of Holly Mews, Abbey Road, St Bees, Cumbria
Planning Ref: 4/24/2094/0F1**

Further to the above planning application please find enclosed a Statement relating to the offsite footpath together with a location plan and site plan.

Following discussions with the adjoining land owner it has been agreed that the public footpath 423001 should be upgraded to permit its reasonable public use. In addition, the adjoining land owner has agreed that a new permissive footpath link should be provided between Abbey Road and the footpath 423001 with a link to the proposed development. This will permit a convenient pedestrian links to Abbey Road and the B5345. The new footpath will provide a wider public benefit by providing a connection between Abbey Road and footpath 423001.

It is recommended that this be dealt with by way of a Grampian style condition. We suggest that this be in the following form:

"1. Before any dwelling is occupied the scheme for the improvement of footpath 423001 as detailed in the offsite footpath statement of 08/04/616-FP together with the new footpath link connecting Abbey Road to the development and footpath 423001 and shown on the drawings 08/04/616-100A and 08/04/616-101A are completed to the satisfaction of the Local Planning Authority".

The Notice no 1 will be served on the adjoining landowner shortly and the Certificate B will follow.

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We consider that the above approach will secure the new permissive footpath link together with a proportionate improvement of the existing public footpath adjoining the site.

Yours faithfully



H T F Gough & Co
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