

SRE ASSOCIATES LTD

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Ref: 4/23/2394/0

10 May 2024

Christie Burns
Development Management
Cumberland Council
The Market Hall
Market Place
Whitehaven CA28 7DG

**Application Number: 4/23/2394/0F1 LAND AT NETHERTOWN ROAD, ST BEES
CHANGE OF USE OF LAND FOR SITING OF 5 HOLIDAY PODS INCLUDING LANDSCAPING,
SOLAR PANELS, PARKING AREA, PROPOSED PAVING/DECKING**

Dear Christie,

I refer to you email of 08th April 2024 regarding the above application.

Firstly, given the amendments made in the plans as attached, I have amended the above description to reflect the removed items.

In terms of the plans, the red line area has been extended on all the plans for consistency, as they all now run to the adopted highway.

As requested, we have also undertaken a further traffic survey, which is in spreadsheet form, and I have also separated out the tabs also as requested. As can be noted from the information in the survey, the journey numbers are lower that when a survey was undertaken a couple of years ago.

In terms of the consultation responses, the number of parking spaces proposed on the site has been reduced to 8 spaces. The reasoning for the additional spaces was that not everyone will necessarily travel to the site together, may have visitors to where they are staying, or potentially deliveries or maintenance vehicles etc. We thought that an additional provision for these reasons would make sense but given the concern this appears to have causes we have reduced it accordingly. This is considered a suitable number, given that it is proposed as 1 space per unit, and 3 addition spaces either for visitors, deliveries or maintenance vehicles etc.

With regards to site management, the applicant partly owns the adjacent self-build plots, has a house type approved (along with a current application on a different plot), and would run and maintain the pods from this location when everything is completed. This will provide the necessary on-site management without requiring a new residence/pod for that, make queries/maintenance issues/running issues easily addressed and will ensure that the site visitors respect the residential amenity of the area as he will be a resident himself.

With regards to the play area, a gateway was proposed in the wall adjacent to the play area, with the aim of encouraging any other village children to use the area as the applicant was looking at installing and maintaining this at his own cost, and as gesture to the community in this area of the village. However given the negative comments received in the consultation period on this part of the proposed development, this has now been removed from the plans. Similarly, the plunge pool has also now been removed from the plans.

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Please let me know if you have any queries on any of the attached documents.

Kind regards,

Simon Blacker MRTPI
SRE Associates