

HIGH GRANGE DEVELOPMENTS LTD.

RESIDENTIAL DEVELOPMENT FOR 5 DWELLINGS, LAND OFF ABBEY ROAD, ST. BEES.

OFF-SITE FOOTPATH STATEMENT DOC. REF: 08/04/616 – FP

The applicant has submitted a Full planning application for 5 dwellings on land off Abbey Road. St. Bees.

As part of the initial consultation process, the Highway Authority requested a financial contribution of £20,000.00 to upgrade an off-site footpath known as The Dandy Walk (Footpath 423001).

It is the applicants opinion that the level of requested commuted sum was disproportionate to a development providing only 5 new dwellings and as such he could not agree to the contribution.

The Dandy Walk footpath lies outside the application red line boundary on land neither owned nor controlled by the applicant. The applicant is however willing to consider an upgrade to The Dandy Walk footpath and has approached the landowners in question and has now reached an agreement for a footpath upgrade that the landowners are willing to accept.

For clarity, the landowners will not permit a formal upgrade to a bound surface footpath but will accept an informal upgrade. The proposed upgrade will therefore comprise the following:

- Cutting back the overgrown vegetation.
- Widening the footpath on one side to 1.20m overall width.
- Placing, rolling and compacting MOT Type 1 sub-base to a maximum thickness of 150mm.

The works outlined above will be undertaken to the full length of The Dandy Path footpath from the B5345 in the east to its junctions with Abbey Road and Station Road to the southwest of the application site.

To provide additional public benefit, the landowners also asked the applicant to provide a new length of footpath from the southwest corner of the application site, along the southwest boundary to the junction with Abbey Road. This will ensure that the upgraded footpath arrangement will connect three roads in the village. The applicant has agreed to this work which will comprise the following:

- Forming a 1.20m wide footpath immediately adjacent to the southwest boundary.
- Placing, rolling and compacting MOT Type 1 sub-base to a maximum overall thickness of 150mm.

The applicant has also obtained landowners consent to form a 1.00m wide gated opening in the stone wall on the southwest boundary to link the proposed development to the footpath network.

The above statement is to be read in conjunction with the following submitted drawings:

Location Plan – drawing no. 08/04/616 – 100 b).

Site Plan - drawing no. 08/04/616 – 101 a).

19/11/2024

Revised 09/07/2025