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**EGREMONT
TOWN
COUNCIL**

Cumberland Council
The Copeland Centre
Catherine Street
Whitehaven
Cumbria

11th December 2023

PLANNING APPLICATIONS

- 4/23/2313/0F1 Full planning application for the residential development of 164 dwellings (use class C3, vehicle access) from Uldale View, landscaping, suds, and associated infrastructure works
- Land to the south of Daleview Gardens, Egremont

Councillors Comments:

In general, the application was welcomed, Councillors recognise the positive contribution the addition of these houses will make to the sustainability of the town, there were however some thoughts that we would like the planning authority to take into consideration.

The overwhelming concern is about the additional traffic that will be generated by this development and its impact on the immediate local area, specifically the access to Bookwell School due to its proximity to the development. The volume of traffic, especially at peak start and end of school days, is already of serious concern, especially since the removal of the school crossing patrol and the Council request that safety conditions are included in any planning permissions, these being the installation of a 20MPH zone at the school, the installation of traffic calming measures, consideration of the control of traffic from the Main Street, past the Castle, which if held up causes a backlog and stops all traffic movements along the Main Street. We feel it might be worth considering if the traffic controls at St Thomas Cross could be timed to positively affect the traffic flow minimising back logs.



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Our final comment on traffic and vehicular movement is asking for the developer to consider, as part of the requirement to look at options for traffic management, would be the use of the former CCC owned Castle Mount establishment. This former care home has remained vacant for many years, its only recent usage was as an illegal weed growing greenhouse, and if the developer could acquire the site and provide a car parking area then the traffic would be taken off the main road. Such a car park with the increase of double yellow lines would, we believe be the optimum solution. We realise this might be outside of the planning remit but would ask if they would investigate the potential for this?

The Council also notes the complete lack of any play equipment planned, and considering the development is 164 houses, in the main family properties, the lack of anything is puzzling and we would have expected the planning authority to be insisting on having some play facilities. Our expectation is not a state of the art play area for the towns usage but some equipment we feel is a necessity.

