

Ms C Burns
Planning Officer
Copeland Borough Council
The Copeland Centre
Catherine Street
Whitehaven
CA28 7SJ



The Clerk to St Bees Parish Council
East House
Coulderton
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Cumbria
CA22 2UR

27 April 2023

Dear Christie,

Thank you for forwarding details of the two new applications dealing with reserved matters for the Nethertown Road site in St Bees. The Parish Council has considered these carefully and notes that the information contained within the new applications does not fully address the concerns outlined in our earlier letters of 22 September & 1 December 2021. The Parish Council's comments are as follows:

Ref 4/23/2086/0B1 Traffic Management Issues

The Traffic Management Plan and Construction Management Plan submitted with this application deal only with movements on/around the site and do not mention what arrangements will be in place for construction traffic travelling to/from the site.

On 16 March 2022 you forwarded to us the comments received from the (then) agent for the applicant on the highways issues raised in our letters of objection. The agent clearly understood the concerns of residents and it was he who proposed a traffic management plan to address these concerns. In his comments he said *'...As they (Parish Council) have mentioned, the next space in the road to turn is nearly a mile to the south. With regards to concerns over the construction period, I would suggest that a construction management plan condition would be an appropriate way to address this. This would ensure that all details regarding this time, such as hours of operation, emergency contact details, and a construction plan which will details the area within the site for the construction traffic are addressed prior to commencement.'*

The Parish Council is disappointed that the plan as now submitted falls short of what was promised. Nethertown Rd is extremely narrow and it is impossible for lorries and cars to pass. This will inevitably mean that vehicles will need to reverse back, a dangerous manoeuvre on such a narrow road with no pavements which is frequently used by cyclists and pedestrians. Residents are concerned about the delays and disruption that this will cause, as they have already experienced issues when the unauthorised work took place on site recently. Some form of traffic control such as a banksman is required to prevent vehicles meeting head on when large vehicles are travelling to/from the site.

The Parish Council would also like to see details of the routes to be taken by construction traffic to reach the site. The B5345 through the village is narrow and lined with parked vehicles. We have experienced problems in the past with the village becoming gridlocked when vehicles cannot pass and this causes severe disruption for local residents. We would like to see consideration being given to the most suitable routes and to limiting vehicle movements to less busy times to avoid commuter and school traffic.

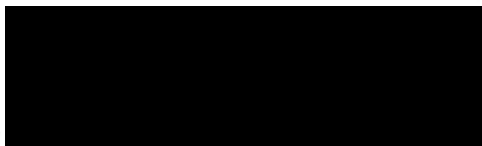
Ref 4/23/2100/OR1 Drainage Issues

The Parish Council notes that dye testing has now been carried out which confirms that the manhole opposite Shaunessy on Nethertown Road connects to the existing sewer. However, the application does not mention whether any test has been undertaken to confirm that the foul water drain is able to deal with the additional volume of foul water. There are already numerous properties connected into this sewer and the Parish Council believes that volume testing should be carried out to be certain that the foul water drain has sufficient capacity.

There are also some concerns about the possible state of the sewer. There has recently been flooding of a property on Sea Mill Lane from a surface water drain on Nethertown Road which had been damaged by tree roots. Whilst the new development will not feed into this surface water drain, the sewer and surface water pipes run close together from Doe Hill down to Sea Mill Lane which raises the issue of possible similar damage to the sewer pipe.

We trust that the Parish Council's comments will be taken into account in considering these applications.

Yours sincerely



Mrs Jane Donaldson
Clerk to St Bees Parish Council