

Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 17 December 2024

Your reference: 4/20/2472/0F1

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn: 4/20/2472/0F1
Site Address: LAND TO NORTH OF CLEATOR MILLS, CLEATOR
Proposal: RESIDENTIAL DEVELOPMENT FOR 115 DWELLINGS

Thank you for your consultation on 27 November 2024 regarding the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and our findings are detailed below.

Local Highway Authority response:

The LHA have reviewed the updated proposal for this to which we have no objections in principle, but would like the following points addressed before a final response can be submitted,

- The proposed secondary access on the A5086 is to be removed as would become confusing for motorists having two junctions in close proximity.
- The LHA would like to see a footway link to the park and ride situated within the old Kangol factory site.
- The LHA would like to see section 278 and 38 plans at this stage to indicate the detail around the A5086 layby and footway provision along the site frontage either side of the access road.
- An updated transport assessment is to be carried out as the submitted was carried out in November 2020, prior to Sellafield park and ride being established.
- Design access statement is to be updated to reflect the new design proposal.

Lead Local Flood Authority response:

The LLFA have reviewed the newly submitted plans and information and accept the site will now not be built within flood zone 3 as originally proposed, however the LLFA would still like the following points addressed before a final response can be submitted.

- We as the LLFA share concerns with the Environment agency regarding the un-named watercourse to the north of Main Street and its flood risk has not been assessed nor have any exceedance flow routes been considered, The LLFA would like further investigation into this watercourse including overland flood modelling.
- The applicant has proposed to use infiltration as a drainage option to which the LLFA have no objection as this follows the drainage Hierarchy, but to achieve infiltration on this site the following needs to be considered and results submitted to the LPA,
 - We suggest, BRE365 infiltration testing (at representative depths of proposed soakaway base) is carried out within the wetter winter months for a more robust assessment.
 - The LLFA request 12_month ground water monitoring to be carried out before any permission is granted to establish typical groundwater levels which will influence the effectiveness of the proposed soakaways (as per the recommendation in the GI report),
 - The LLFA have concerns regarding the location of the soakaways as the redesign of the site is congested and has left very little space to accommodate the necessary soakaways. Please indicate the proposed locations.

Conclusion:

The following points needs addressed before a final response can be issued.

- Secondry access on the A5086 to removed from plans.
- A footway link to the park and ride to be installed.
- Detailed section 278 and 38 plans to be submitted to the LPA.
- An updated Transport Assessment and Design Access Statement to be submitted to the LPA.
- Address concerns regarding un-named water course.
- A number of points raised regarding drainage infiltration needs answered with results being submitted to the LPA.

Yours sincerely

Paul Telford
Development Management Officer