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Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 31 July 2023

Your reference: 4/23/2076/001

Dear Christie M Burns

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/23/2076/001**  
**Site Address: LAND OFF DALZELL STREET, MOOR ROW, EGREMONT**  
**Proposal: OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR UP TO 65 DWELLINGS WITH DETAILS OF PROPOSED ACCESS & ALL OTHER MATTERS RESERVED**

Thank you for your consultation on 29 June 2023 regarding the above Planning Application. Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the additional information submitted in response to our previous correspondence in support of above application, our findings are detailed below.

#### **Local Highway Authority response:**

The LHA have reviewed application 4/23/2076/001 and have no objections in principle but would like the following points addressed before a formal response is made.

- The proposed footway from the development site into the village is encouraging pedestrians across the existing Highway bridge which has no footway on either side, the LHA would not accept this proposal as this highlights a safety issue from a Highway point of view. The LHA would welcome a pedestrian and cycle link from the development site connecting to the existing cycle route 72 which then would exit onto the existing footway on Dalzell St.

***The developer has produced a new Location plan (Drawing number 01A) showing a possible link from the development site to the existing cycle route 72. The LHA are content the point has been addressed.***

- Opposite the proposed access frequent surface water flooding appears within the highway boundary. The LHA have been unsuccessful at relieving this issue as the problem

is situated within 3rd party land, it is requested that the Highway gully is connected to development site surface water system to solve the ongoing issue.

***The Developer has stated that this will be included in the development site surface water system to relieve any carriageway flooding at the proposed new access. The LHA are content the point has been addressed.***

- The LHA recommend that the first speed cushions heading from Moor Row village towards the development is to be removed and relocated to the southern side of the proposed development access roughly at the speed restriction signs as this would encourage speed reduction before the proposed development access. The speed cushion in its current location could also cause noise issues for residents of Dalzell Street.

***The developer has agreed to relocate the speed cushions within the residential area and position them north of the proposed development access. The LHA are content the point has been addressed.***

- A new footway scheme is proposed opposite the development site access which will connect with Westlakes Science Park (Pedestrian Access) and Summergrove, the footway is to promote better pedestrian connectivity. The LHA will be seeking a developer contribution in support of this scheme.

***It states within the email response from the agent that the request for a developer contribution for a shared Footway/Cycleway on Dalzell street is unreasonable and unjustified. However, as part of the Local Cycling Walking Infrastructure Plan (LCWIP) Cumberland Council is committed in creating better walking and cycle routes through out the county and as part of this development (and others in close proximity) a Footway/Cycleway from Summergrove/Westlakes Science Park pedestrian access to Moor Row village has been identified. This will provide direct and safe, traffic-free walking and cycling routes to schools, employment sites and essential NHS services as well as links to the wider NCN72 Network.***

***The extent / scope of the cycleway / footway directly related to this application extends xx m to the north (to the speed restriction signs) to link to the 3m wide proposed cycleroute from the Summergrove site, a 3m wide route into and through the applicants site, linking to the NCN72 and the footways in Moor Row itself. The Footway/Cycleway will need to be built to adoptable standard under a section 38 agreement.***

***We welcome further discussion with the developer to help develop the off-site cycling and walking infrastructure.***

**Lead Local Flood Authority response:**

The LLFA have no objections in principle but would like the following issue addressed before a formal response can be sent.

- Within the drainage strategy it states that the surface water will flow to an attenuation basin to which will be constructed as part of the development, but looking at the plans within the supporting evidence for this application the proposed attenuation basin is not within the redline boundary of this site. can this be rectified on the plans to show that the attenuation basin is within the site boundary.

***It states within email response from the agent that the land to which the attenuation basin is owned by the developer although not within the red line boundary. at this stage the LLFA are content with the proposal but will require further detail in the future, therefore the point has been addressed.***

**Conclusion:**

The LHA require acceptance of bullet point 4 from the developer before a full response can be issued.

Yours sincerely

**Paul Telford**  
Development Management Officer