

Copeland area Planning Department, Cumberland Council

For the attention of Planning Officer

Date: 12 October 2023

Your reference: 4/23/2271/0F1

Dear Planning Officer

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/23/2271/0F1**  
**Site Address: LAND TO THE NORTH OF BELSFIELD, THE GREEN**  
**Proposal: CONSTRUCTION OF A NEW VEHICULAR ACCESS AND CROSS  
OVER TO THE PARCEL OF LAND ADJACENT BELSFIELD AT THE  
GREEN**

Thank you for your consultation on the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

The proposed access visibility plan is inadequate. The required visibility splay for a 40mph speed road should be 120m at the minimum in both directions back by 2.4m and at a height of 1.05m above the carriageway. Drivers need to be able to see obstructions 2m high down to a point 600mm above the carriageway. The latter dimension is used to ensure small children can be seen. Within the visibility splay or sight line envelope there should be no obstructions to vision such as walls or vegetation etc within the vertical profile. If any obstructions need to be reduced or removed within the visibility splay, it should be within the applicants ownership.

If the required visibility splays cannot be achieved, we would strongly recommend they carry out a speed survey or show speeds reflect the required visibility splays.

Please could the applicant submit the visibility splays so the Highways Authority can review the application.

The Environment Agency (EA) surface water maps indicate that the site is in flood zone 1 and 2. The planner may wish to consider if they need to contact the Environment Agency regarding a flood risk assessment.

Yours sincerely

**June Farquharson**  
Assistant Development Management Officer