

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 9 October 2024

Your reference: 4/24/2296/0F1

Dear Christie

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2296/0F1
Site Address: LAND AT OXENRIGGS FARM, EGREMONT CA22 2PH
**Proposal: CREATION OF NEW ACCESS ONTO CLASSIFIED ROAD AND
REINSTATEMENT/UPGRADE OF TRACK TO SERVE EXISTING
FARMHOUSE WITH ASSOCIATED ON SITE BNG**

Thank you for your consultation on 7 October 2024 regarding the above Planning Application.

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

From the PDF evidence dated 23/9/24, I am satisfied that 145m can be achieved in both directions in a horizontal and vertical plane (from viewing height 1.05 to target height of 1.05m) from the proposed access with an 'x' value of 2.0m and I can see now that the hedge does not restrict visibility as long as it is maintained / cut back, which can be secured by condition. This correlates to a DMRB desirable 85th %ile speed of 50mph. The approach from the west will be governed by the corner and it is likely that the 85th %ile here will be less at this point, so the critical approach is from the east where speeds will be higher due to the straight approach, though it is possible that drivers are starting to slow by the time they reach the proposed access location due to the proximity to the corner.

If the 85th %ile speed is <50mph (to be proven) then the achievable splays will suffice.

Conclusion

Therefore, the applicant needs to prove the actual 85th %ile speed at the proposed access location to demonstrate to the LHA that the available splays are sufficient. I suggest a speed survey is carried out.

Yours sincerely

Shamus Giles
Lead Officer - Flood & Development Management