

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 2 December 2024

Your reference: 4/24/2296/0F1

Dear Christie M Burns

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 29 November 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 (Response to Highway Comments dated 23/9/24) I am satisfied that 145m can be achieved in both directions (from 1.05 to 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.

I note from the speed survey results that the 85th %ile speeds are 40.5mph eastbound and 43.3m westbound. This correlates to 'y' distances of 105m and 116m respectively. Therefore the achievable splays from the proposed access are sufficient.

I also note from the Proposed New Entrance drawing (24.08.01d) that the gates are designed to open away from the highway, the design ensures surface water runoff will not drain to the highway and that the first 5m is to be constructed in a bound surface as required.

I can confirm that the LHA has no objection to the proposals but recommend that the following conditions are included in any consent:

The development shall not commence until visibility splays providing clear visibility of 105m to the west and 116m to the east measured 2.0m down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety.

The access shall be constructed in all respects in accordance with the approved submitted drawings.

Reason: In the interests of highway safety.

Advisory Statement

Any works within or near the Highway must be authorised by the Council and no works shall be permitted or carried out on any part of the Highway including Verges, until you are in receipt of an appropriate permit from the LHA Streetworks team.

<https://www.cumberland.gov.uk/parking-roads-and-transport/streets-roads-and-pavements/street-licences-and-permits/street-permit-and-licence-fees-and-charges>

Please be advised that the Highway outside and or adjacent to the proposal must be kept clear and accessible at all times.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management