

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 9 December 2024

Your reference: 4/24/2394/001

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/24/2394/001
Site Address: SOUTHCROFT, WOODEND, EGREMONT
Proposal: OUTLINE APPLICATION WITH SOME MATTERS RESERVED
INCLUDING APPROVAL OF ACCESS FOR SELF/CUSTOM BUILD
DETACHED DWELLING AND GARAGE

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:

Inadequate information has been submitted to satisfy the Local Planning Authority.

The application is showing a widening of the access but has not provided any further information ie, Visibility splays, vehicle access and hard standing, boundary treatments, surface water discharge.

Further information and clarification is required for the following:

Visibility Splays.

The development proposes an increase in use, widening of the access and is in a 60 mph zone, the applicant needs to supply a scaled plan showing what the visibility splays are for the proposed access, in this area 215m x 2.4m measured to the nearside kerb/verge in both directions unless a speed survey is undertaken to determine the 85th percentile speed.

It is worth noting that there is a proposal to change the TTRO in this area to reduce the speed limit to 30 mph, (this will effect the required visibility splays) this has been agreed but is unlikely to come into force until April 2025, the applicant may wish to consider deferring their application until that time.

Surface Water.

No provision has been made within the site for the disposal of surface water, the applicant will need to provide sufficient drainage to prevent surface water discharging onto or off the site at the access point.

Access finish/materials

No information has been provided to confirm surface finish of the proposed access, It is advised that the Local Planning Authority where possible seeks the applicant to use permeable paving for paved surfaces and driveways and other forms of permeable discharge to ground and surface water reuse/retention.

We recommend a holding objection until further information is submitted to the LPA.

Upon receipt of the above information I will be able to provide a further response.

Yours sincerely

Natalie Robinson
Planning Application Officer