

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 19 March 2025

Your reference: 4/25/2079/0R1

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2079/0R1
Site Address: LAND NORTH OF STATION ROAD, DRIGG
Proposal: RESERVED MATTERS SEEKING APPROVAL OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOLLOWING OUTLINE APPROVAL 4/22/2070/001 FOR RESIDENTIAL DEVELOPMENT (THE OUTLINE APPLICATION WAS NOT AN EIA APPLICATION)










Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) have reviewed the following plans and documents and can confirm as follows :

Plans & Documents

Attachment

-  [Application Form](#)
-  [Site Location Plan](#)
-  [Existing Site Layout](#)
-  [Proposed Site Layout](#)
-  [House Type A - Proposed Floor Plan and Elevations](#)
-  [House Type B - Proposed Floor Plan and Elevations](#)
-  [House Type C - Proposed Floor Plan and Elevations](#)
-  [House Type D - Proposed Floor Plan and Elevations](#)
-  [House Type A - Proposed Colour Elevation](#)
-  [House Type B - Proposed Colour Elevation](#)
-  [House Type C - Proposed Colour Elevation](#)
-  [House Type D - Proposed Colour Elevation](#)

-  [Proposed Site Section](#)
-  [Proposed Street Scene](#)
-  [Proposed 3D Images from Block Massing Model](#)
-  [Landscape Plan](#)
-  [Plant Schedule](#)
-  [Schedule for BNG Calculation](#)
-  [Design and Access Statement](#)
-  [Consultee Response - Resilience Unit 13/03/2025](#)
-  [Consultee Response - Natural England 18/03/2025](#)

The site layout, and drainage strategy has changed significantly from the Outline proposals. The submitted plans do not contain the necessary details to be able to determine the acceptability of the design (layout) for reserved matters stage. The information we require includes:

- Detailed highway / layouts of carriageways, footways , service strips and clearance strips
- Highway (footway and carriageway construction and material details)
- Proposed limits for adoption
- Detailed surface water drainage design
- S278 / off site highway / infrastructure proposals
- Servicing proposals and / or turning proposals for refuse vehicles and other service vehicles at the northern end of the site (swept path diagram required)

Notwithstanding the above, I am satisfied with the proposed visibility splay at the access (60m x 2.4m in each direction), the principle of the access at the proposed location and the width of the access road (4.8m)

However, I have reservations about the proximity / location of the proposed landscaping. The hedge and trees appear that over time they will grow into the splay and will either need severe cutting back and maintenance which in reality will not happen and the splay will be compromised.

I note the trees 'Sorbus aria' (SAR) can reach heights of 15m and a spread of around 8m, depending on growing conditions, so maybe should be placed at least 4m from the splay.

The evergreen hedge is likely to be 2m+ wide, so perhaps the centreline of the hedge should be 2m from the splay to allow for growth + tolerance / lack of maintenance?

I would suggest the landscaping proposals be reviewed taking into account the concern about encroachment into the visibility splay.

Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management