

Ref: Plan App 4/19/2397/OF1

29 October 2020

Chris Harrison
Copeland Development Management
The Copeland Centre
Catherine Street
Whitehaven
Cumbria CA28 7SJ

Land adjacent to Kirkland Road, Ennerdale Bridge.

Dear Chris,

In response to your request for a summary letter for the above application firstly please find below an updated list of documents that the application consists of:

1722-PL200(C) Site Plan as Existing
1722-PL100 (C) Location Plan
Kirkland Road Ennerdale PERA Part 1 of 4
Kirkland Road Ennerdale PERA Part 2 of 4
Kirkland Road Ennerdale PERA Part 3 of 4
Kirkland Road Ennerdale PERA Part 4 of 4
Ennerdale Bridge Tree and Hedge Report v3 EES17-099 31-1-18
Land Adjacent to Kirkland Road Ecological Appraisal ISSUE2
Kirkland Road Ennerdale Transport Statement
Kirkland Road Access RSA 1-2 Report (Final)
1722-D1 Letter in Response to Safety Audit (2018-09-03)
A103748_C002A Proposed Footway
Kirkland Road RSA 1 Report – v2_Final
RSA1 Designers Response (1)
Planning Statement – Kirkland Road Ennerdale V4
Kirkland Road Ennerdale Bridge Response to Highways Consultation
1722-PL212(-) Kirkland Road Section 1-150
1722-PL311(C) Honister Housetype
1722-PL312(C)Langdale XL Housetype
1722-PL314(C)Ryedale Housetype
1722-PL316(B) Detached Garages
1722-PL317(-) Greta Bungalow
1722-PL318(-) Borrowdale XL Bungalow
AA6874 EW04B Sections
Ennerdale Bridge 12 Plant Schedule r00
Ennerdale Bridge 09 Landscape Plan r02
Ennerdale Bridge 10 Tree Planting Plan r03
Ennerdale Bridge 11 Shrub and Hedge Planting Plan r01
1722-PL211(B)Site Plan as Proposed Scheme 2
ENVr1145 Kirkland Road, Ennerdale Ecological Walkover Report RevB
AA6874 Ennerdale Bridge Drainage Calcs
AA6874 EW02B

SRE ASSOCIATES LTD

4 Summergrove Park, Whitehaven, Cumbria, CA28 8YH
Tel 07734 983598 Email: sb@sreassociates.co.uk

With regards to the query raised about the scale and nature of the proposed development, it is noted that the nature of the application remains residential development, and the development remains 9 dwellings based generally around the same layout as originally submitted. Therefore, the scale and nature remain the same.

The receipt of a second set of comments from LDNPA, which seemed to arise from, and respond to, comments raised by local objectors, led to a substantive reconsideration of development form at the request of the LPA. The LPA offered constructive advice which the applicant was happy to acknowledge and incorporate into the application, which have led to the amended documents.

To reiterate, the reconsideration was carried out in accordance with development management principles discussed with the LPA and has created a revised development that responds very positively to challenges raised by the LPA, statutory consultees and objectors.

The reconsideration was carried out with the full knowledge of the LPA and the timescale was significantly affected by the Covid-19 pandemic – inadvertent and unavoidable delay was introduced (and continues to affect the planning process) as a consequence of lockdown, furlough and revised working practices arising from government advice and legislation to fight the pandemic. It is evident from the government's actions in extending those planning approvals that would otherwise have lapsed during the initial stages of Covid, that government recognises the importance of supporting the planning system in these incredibly challenging times.

In respect of the query regarding the ecology report, we have taken the opportunity to supply an addendum report confirming that the on-site conditions remain consistent with the initial report, and that no further survey works are required.

I trust all of the above is acceptable, however please let me know if you have any further queries.

Please let me know if any further information is required.

Kind regards,

A black rectangular redaction box covers the signature area. A thin horizontal line extends from the right side of the box.

Simon Blacker MRTPI
SRE Associates