

Christopher Harrison

From: Stuart Woodall
Sent: 24 June 2019 21:06
To: Christopher Harrison
Cc: Butler, Andrew A (SL); Vanessa Butler
Subject: Re: 4.19.2140.001. Land North of Ennerdale County House Hotel, Cleator.
Attachments: green swallow logo.pdf

Good evening Chris

It seems timely to give you an update on progress on the scheme in response to queries / consultations received.

Highways : We have held a meeting with Highways and acknowledge their reliance on a third party survey with respect of the 85th percentile speed limit on the public highway adjacent to the site, this is recorded as 38 mph. We have agreement that the visibility splays as shown on our scheme will be acceptable should a new survey, prepared on our behalf shows this at a speed of 37 mph or below. We have now commissioned this new survey and will await result of this. If we are unable to conclude simply this matter from a speed survey, Highways have agreed that a traffic calming measure should be sufficient to lower the speeds to below 37mph and therefore deemed compliant, if required we will appoint an appropriate Highway Consultant to advise on this design.

Surface Water : We re-confirm as per our application surface water will be discharged into the river by the culvert crossing our site which in part currently drains our site. We will of course attenuate the drainage prior to accessing this watercourse to a level equal to the greenfield run off rate plus climate change. The condition of this culvert has previously been established in confirming it's suitability to drain Floss Meadows to the West of the site and therefore deemed appropriate.

Flood Risk : The developed sites outside of the flood zone and at a higher level than houses consented on the adjacent Kangol Site.

Trees : This is appropriately covered by the response from Rob Sims at CCC, on your behalf and requires a landscaping proposal which will form a 'reserved matters' application.

Existing Buildings : Your Conservation Officer has detailed some levels of historic interest on the old barn etc on the site, however as noted these have fallen into disrepair and we do not consider it is viable to repair and renew these as part of the development. Generally conversion costs are significant higher than new build schemes and in Cleator house values are lower than other areas within Copeland, as such retention is not appropriate. The location adjacent / over the surface water culvert adds a further dimension of complexity into their retention and on going riparian repairs to the culvert. We do accept that where possible the new scheme should include stone elements from the historic buildings to provide the historic context. In addition if it is felt appropriate to complete an Archaeological recording of the building to place on the County Council Archive.

The Parish Council : Note the site as an accident black spot, we have no information to support this statement and will request further details from highways / PC.

The planning application as submitted is an outline planning application with access only and all other matters reserved, subject to receipt of a favourable speed survey or proposed highway safety works feel the scheme does comply with Planning Policy as submitted and is a deliverable scheme for executive homes. We believe the speed survey data will be available within three weeks. Currently the applicant has agreed to an Extension of Time.

If you have any question please come back to me.

Stuart Woodall RIBA

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