

**CUMBRIA COUNTY COUNCIL’S RESPONSE TO EDEN DISTRICT COUNCIL’S FURTHER MAIN MODIFICATIONS (DECEMBER) 2017**

**1. Introduction**

1.1 The County Council welcomes the opportunity to comment on Eden District Council’s Further Main Modifications (Consultation 6 December 2017- 24 January 2018. This is in line with the Government’s requirement that authorities work together during the development of their Local Plan as part of the “Duty to Co-operate”.

1.2 The County Council’s response focuses on issues relevant to its role as highway authority and service and infrastructure provider.

**2. Further Main Modifications**

**FM01 Policy AL1 Alston**

2.1 In line with the revised Objectively Assessed Need (OAN) and the revised figure of 242 new homes per annum the target from Alston has increased from 86 to 131. The proposed allocations for Alston to meet the residual requirement for the plan period will be provided by two sites:

| Ref  | Address                       | Indicative Phasing |          | Total |
|------|-------------------------------|--------------------|----------|-------|
|      |                               | 2019- 24           | 2019- 24 |       |
| AL8  | Tyne Café and Garage Building | 18                 |          | 18    |
| AL13 | Land at Clithero              | 20                 | 22       | 42    |
|      |                               |                    |          | 60    |

**AL8 Tyne Café and Garage Building**

2.2 In respect of AL8 the County Council have previously advised that appropriate redevelopment of the site can be achieved if the existing use ceases. The developer will have to provide detailed layouts to show how the development can be safely accessed with adequate visibility splays.

2.3 Developers will be required to provide a drainage strategy to show that site can be developed without undue drainage risk to the site and its neighbouring properties.

**Site AL 13 land at Clitheroe**

2.4 The existing estate road already gives access to 10 properties. A development of 42 units would mean a combined total of 52 units being served from the existing estate road. The County Council Design Guide is that for a development of more than 50 units an emergency secondary access would be required, but as the number is marginally over it is likely to be acceptable. This will need to be considered as part of the Transport Assessment accompanying the planning application.

- 2.5 In addition, as highlighted in previous responses, there is known flood risk on the site from surface water flooding. For the site to be appropriately developed developers will be required to provide a drainage strategy to show that site can be developed without undue drainage risk to the site and its neighbouring properties.

**Site AL16 Land adjacent to Primary School.**

- 2.6 The County Council notes that the site has been withdrawn by Eden District Council.
- 2.7 The County Council acknowledges that the closure of the adjacent school building and its relocation within Alston may provide an opportunity for both sites to be appropriately and comprehensively developed.

**3. FM02 Policy KS1 Kirkby Stephen**

- 3.1 In line with the revised Objectively Assessed Need (OAN) and the revised figure of 242 new homes per annum the target from Kirkby Stephen has increased from 188 to 305. The proposed allocations for Kirkby Stephen to meet the residual requirement for the plan period will be provided by the following sites:

| Ref  | Address                            | Indicative Phasing |          | Total |
|------|------------------------------------|--------------------|----------|-------|
|      |                                    | 2019- 24           | 2019- 24 |       |
| KS13 | Land to West of Faraday Road       | 60                 | 68       | 128   |
| KS17 | Land behind Park Terrace           | 24                 |          | 24    |
| KS26 | Land at Christian Head Care Centre |                    | 9        | 9     |
|      |                                    |                    |          | 161   |

**KS13 Land to West of Faraday Road**

- 3.2 Previous responses have advised that a transport assessment will be required to be submitted as part of the planning application. In addition a secondary/ emergency access will be required.

**KS17 Land behind Park Terrace**

- 3.3 Development of the site is acceptable if appropriate access can be taken from the adjoining development (approved under 12/0017). A secondary access should also be provided.
- 3.4 Developers will be required to provide a drainage strategy to show that site can be developed without undue drainage risk to the site and its neighbouring properties.

**KS26 Land at Christian Head Centre**

- 3.5 The County Council acknowledge the inclusion of the above site which had previously been removed.