

Appendix Xii Comments from Cumbria County Council Part 2

LPA ref	HS1	Amend Comment 18.01.18 to HS1	HS2	HS3	HS4	Amend Comment 18.01.18 HS4	HS5	Amend Comment 18.01.18 HS5	HS6	Amend Comment 18.01.18 HS5	HS7
Site Name	Hesket Park		The Meadows	Land behind the Lilacs	Scaur Lane		The Old Piggeries		Egg Packing Plant		Old T/phone Exchange
Proposed Use	Housing		Housing	Housing	Housing		Housing		Housing		Housing
Capacity	c 25		48	5	30		13		4		1
PA response/ Pre App Advice/ Planning Consent	Applications (08.12.05 & 13.12.12) for use for permanent dwellings refused		Planning Consent agreed (18.07.2013) Story Homes dwellings being built. Completed during late 2016	Planning Consent agreed (16.04.2015) Land currently offered for Sale.	Option taken on land by Cumbrian Homes. Planning Application January 2017 (17/0016). 50 units proposed in application. Part of site to be set aside for amenity use. Numbers in brackets relate to whole site before amenity use taken into account.	Recommendation to grant Outline Planning Permission subject to S106 15.06.17	PPA-304 ahead of outline application No 14/0688 which was later withdrawn. PPA-304 indicated that the number of houses identified (5) then the access could remain private, However there would needed to be more information in relation to refuse point and passing places. Also an ongoing issue with a PROW.		Planning permission for 5 dwellings lapsed in January 2016. 09/0539 & 13/0882		12/0696 & 17/0156

Previous LP stage											
Road name and classification	A6-Principal Road				U3571 - Scaur Lane		B6413		B6413		
Current design standards of highways	Existing road network does not meet current design standards (provide explanation as to why not in the context of All Road Users; Accidents; Surface Water)				Existing road network does not meet current design standards (provide explanation as to why not in the context of All Road Users; Accidents; Surface Water)		Existing road network does not meet current design standards (provide explanation as to why not in the context of All Road Users; Accidents; Surface Water)		Existing road network does not meet current design standards (provide explanation as to why not in the context of All Road Users; Accidents; Surface Water)		
Explain Road Users	The existing road network doesn't meet the needs of all road users (explain)				The existing road network does meet the needs of all road users		The existing road network does meet the needs of all road users		The existing road network doesn't meet the needs of all road users (explain)		

Explain Road Users 2	<p>Potential length of right hand turning lanes and width of footway etc.</p> <p>Accidents recorded - 2no fatal within 200m & cluster at Armathwaite junction approx. 200m away.</p>				Problems with parking on existing footway opposite creates hazard to the access to site.		Narrow footways outside development makes it difficult for more than one user to use at any given time		Narrow footways outside development makes it difficult for more than one user to use at any given time		
Explain Accident	Yes accidents recorded - development of site has potential to have adverse impact on accident record				No accidents recorded		Yes accidents recorded - but development of site would not have adverse impact on accident record		No accidents recorded		
Explain Surface Water	Known surface water flooding to a point which impedes vehicles to pass				No known surface water flooding to a point which impedes vehicles to pass		No known surface water flooding to a point which impedes vehicles to pass		No known surface water flooding to a point which impedes vehicles to pass		
Site specific highway issues	There are site specific issues (explain)				There are site specific issues (explain)		There are site specific issues (explain)		There are site specific issues (explain)		

Explain - Site specific	Potential issue with length of right hand turning lanes.				Inadequate site access		parking issues near site entrance. Narrow footpaths		Narrow footpaths		
Highway Capacity	No known capacity issues on the adjoining highway network at present				No known capacity issues on the adjoining highway network at present		No known capacity issues on the adjoining highway network at present		No known capacity issues on the adjoining highway network at present		
Explain - Highway Capacity							N/A		N/A		
Cumulative impact on highway	The development of the site is not anticipated to have an unacceptable cumulative impact on the highway network				The development of the site is not anticipated to have an unacceptable cumulative impact on the highway network		The development of the site is not anticipated to have an unacceptable cumulative impact on the highway network		The development of the site is not anticipated to have an unacceptable cumulative impact on the highway network		
Explain - Cumulative impact	N/A				N/A		N/A		N/A		
ACCEPTABILITY OF SITE - Highways	Further information is required to assess the acceptability of the site (explain)	The development of the site in highway terms is acceptable with mitigation (explain)			Further information is required to assess the acceptability of the site (explain)		The development of the site in highway terms is acceptable with mitigation (explain)		The development of the site in highway terms is acceptable		

Explain - Acceptability	Further information :- assessment of right hand turning to and from the site; details of adequate visibility splays & resolution of parking on the pavement.	Adequate provision of right hand turning lane, visibility splays and footways to village.			Information to demonstrate visibility splays are required and potential problems with parking on Scaur Lane	PPA 265 (13/06/2013) - Access from B6413, request for adequate turning and parking, assumed to be between 5 - 20 dwellings from shared access cul-de-sac. Access from Fiddlers Lane unacceptable				
Flood Zone	EA Flood Zone 1				EA Flood Zone 3	EA Flood Zone 1		EA Flood Zone 3		
Surface Water Flood Risk	N/A				N/A	N/A		Parts of the site within EA surface water 1 in 1000 flood extent		
Site Specific surface water issues (Flood and Drainage)	There are known site specific LLFA issues and constraints (explain - flooding and discharge)				There are known site specific LLFA issues and and constraints (explain - Flooding and discharge)	There are known site specific LLFA issues and constraints (explain - flooding and discharge)		There are known site specific LLFA issues and constraints (explain - flooding and discharge)		

Explain - Site Flood	N/A				N/A		N/A		Part of the site is identified as a flood risk, but to such an extent development could be acceptable with mitigation		
Explain - Drainage	No apparent surface water discharge. Further information required to show that surface water can be discharged appropriately				No apparent surface water discharge. Further information required to show that surface water can be discharged appropriately		No apparent surface water discharge. Further information required to show that surface water can be discharged appropriately		No apparent surface water discharge. Further information required to show that surface water can be discharged appropriately		
Offsite surface water issues	There are no known offsite LLFA issues and constraints				There are known offsite LLFA issues and constraints (explain)		There are known offsite LLFA issues and constraints (explain)		There are known offsite LLFA issues and constraints (explain)		
Explain	N/A				Flooding issues downstream but subject to suitable drainage design the site should not impact on this.		Known flood risk to surrounding sites		Site is adjacent to a culverted main river which has a history of flooding.		

ACCEPTABILITY OF SITE - LLFA	Further information is required to assess the acceptability of the site (explain)	The development of the site in LLFA terms is acceptable with mitigation (explain)			Further information is required to assess the acceptability of the site (explain)		Further information is required to assess the acceptability of the site (explain)	The development of the site in LLFA terms is acceptable with mitigation (explain)	Further information is required to assess the acceptability of the site (explain)	The development of the site in LLFA terms is acceptable with mitigation (explain)	
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<p>Explain</p>	<p>Adequate drainage disposal route required. Flood risk assessment required</p>	<p>Development should comply with SUDS (DEFRA Non-statutory technical standards March 2015) Adequate provision of surface water management to ensure that the development does not create flood risk to the site and/or surrounding sites and infrastructure (e.g. highways). Flood risk assessment to be submitted with planning application.</p>			<p>Further information required to show that surface water can be discharged appropriately</p>		<p>Adequate drainage disposal route required</p>	<p>Development should comply with SUDS (DEFRA Non-statutory technical standards March 2015) Adequate provision of surface water management to ensure that the development does not create flood risk to the site and/or surrounding sites and infrastructure (e.g. highways)</p>	<p>Mitigation site flood risk – adequate property level protection. Information to show how the site can discharge surface water.</p>	<p>Development should comply with SUDS (DEFRA Non-statutory technical standards March 2015). Adequate provision of surface water management to ensure that the development does not create flood risk to the site and/or surrounding sites and infrastructure (e.g. highways). Flood risk assessment to be submitted with planning application (part of site is within Flood Zone 3) to show that the site can be adequately developed.</p>	
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Support Amend Object Further Information	Further information is required to assess the acceptability of the site (explain)	No objection to the inclusion of the site subject to the following information / mitigation being provided (explain)			Further information is required to assess the acceptability of the site (explain)		Further information is required to assess the acceptability of the site (explain)	No objection to the inclusion of the site subject to the following information / mitigation being provided (explain)	Further information is required to assess the acceptability of the site (explain)	No objection to the inclusion of the site subject to the following information / mitigation being provided (explain)	
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<p>Explain</p>	<p>Further information is required to assess the acceptability of the site: Adequate drainage disposal route required. Flood risk assessment required. Assessment of right hand turning to and from the site</p>	<p>Mitigation required: Adequate provision of right hand turning lane, visibility splays and footways to village. Development should comply with SUDS (DEFRA Non-statutory technical standards March 2015) Adequate provision of surface water management to ensure that the development does not create flood risk to the site and/or surrounding sites and infrastructure (e.g. highways). Flood risk assessment to be submitted with planning application.</p>	<p>Development completed</p>	<p>Outline Planning permission granted</p>	<p>Further information required to show that surface water can be discharged appropriately Information to demonstrate visibility splays are achievable and potential problems with parking on Scaur Lane</p>	<p>Recommendation to grant Outline Planning Permission subject to S106 15.06.17</p>	<p>Further information - Adequate drainage provision Access from B6413, request for adequate turning and parking, assumed to be between 5-20 dwellings from shared access cul-de-sac. Access from Fiddlers Lane Unacceptable</p>	<p>Mitigation: Provision adequate turning and parking. Access to be taken from B6413. Access from Fiddlers Lane unacceptable. Adequate provision of surface water management to ensure that the development does not create flood risk to the site and/or surrounding sites and infrastructure (e.g. highways)</p>	<p>Mitigation site flood risk - adequate property level protection. Information to show how the site can discharge surface water.</p>	<p>Mitigation: Development should comply with SUDS (DEFRA Non-statutory technical standards March 2015). Adequate provision of surface water management to ensure that the development does not create flood risk to the site and/or surrounding sites and infrastructure (e.g. highways). Flood risk assessment to be submitted with planning application (part of site is within Flood Zone 3) to show that the site can be adequately developed. Provision of appropriate footways to link to existing.</p>	<p>Planning granted</p>
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