Flood & Development Management
Parkhouse Building
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Copeland area Planning Department, Cumberland Council

For the attention of Christopher Harrison

Date: 11 November 2026
Your reference: 4/26/2317/0F1

Dear Christopher Harrison

CONSULTATION ON PLANNING APPLICATION

Appn:	**4/26/2317/0F1**
Site Address:	**LAND AT FLOSH MEADOWS, CLEATOR**
Proposal:	**PROPOSED RESIDENTIAL DEVELOPMENT OF NO.51 HOUSES AND BUNGALOWS INCLUDING INFRASTRUCTURE, LANDSCAPING AND BNG UPLIFT**

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection in principle but would like the following points addressed before a final response can be submitted.

- No detailed highway adoption plan has been submitted to the Local Planning Authority (LPA). Therefore, it has been assumed that the roads and footways within the development will remain privately owned and maintained. Should this not be the case, a detailed highway adoption plan must be provided at this stage.

- Improvements to pedestrian and active travel links on the existing network are required to provide more user-friendly walking and wheeling routes from the development to key services and facilities, education and local employment sites within Cleator and Cleator Moor. These routes are sub-standard (when measured against new guidance and the NPPF) and could deter residents from making sustainable trips without improvement

1. The existing footway on the eastern side of Flosh Meadows narrows to approximately 0.5 metres in width. This should be widened to 2.0 metres to match the remainder of the footway network within the estate. The Local Highway Authority (LHA) would expect these works to be delivered under a Section 278 Agreement.

2. A dropped crossing should also be provided on the eastern footway to create a more direct and convenient pedestrian route. It is unlikely that pedestrians would walk around the turning head to access and leave the development site. The LHA would expect these works to be delivered under a Section 278 Agreement.

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3. The nearest school to the development site is St Patrick's Primary School. An existing surfaced Public Right of Way (PROW 403013) provides a link between St Mary's Catholic Church and Todholes Road, Cleator Moor. In order to encourage active travel and provide safe, accessible connections between the development site, education facilities and other local amenities, the LHA would seek the upgrade of this surfaced route to a minimum width of 2.0 metres. This improvement could be secured through either a developer contribution via a Section 106 Agreement or works undertaken under a Section 278 Agreement.

- It is noted that six dwellings within the proposed development do not include garages. The provision of secure cycle storage facilities, such as cycle stores or lockable cycle boxes, is therefore encouraged for these units.

- The Lead Local Flood Authority (LLFA) is generally satisfied with the proposed drainage strategy. However, clarification is required as to why the proposed swale transitions to a land drainage feature part way along the western boundary of the site. It would be expected that the swale continues beyond the proposed highway network in order to capture surface water exceedance flows.

- The LLFA would also welcome the submission of a detailed cross-sectional drawing of the proposed swale, including the location and specification of any check dams, to demonstrate the exceedance flow over the dams if the 150 drain at the base of the swale becomes blocked, the water should not be able to overtop the swale. Should this information not be available at this stage, it could be secured by planning condition.

In light of the above, additional information and/or amended plans are required. Upon receipt, the Local Highway Authority will be able to provide a full response.

Yours sincerely

Paul Telford
Development Management Officer