

Land Allocations DPD
Concerns to be added to final inclusion

Ref: MM015

Allithwaite, Land North of Jack Hill

The Western part of this site is not suitable for housing, is unsustainable for Village mobility and is dangerous for traffic, pedestrians including children, both existing and potentially increased. The proposed size of the site decreases the viable farming area as well as decreasing Village green space which, during the early Appraisal consultations, the Village were concerned to keep as much of as possible.

The larger part of the site has no footpath, nowhere to safely cross a very busy road to get to the only footpath which is on the other side of Holme Lane. There doesn't seem to be anyway that this situation could easily be rectified without further negative impact on the environment surrounding the site.

There is an ancient high hedge surrounding the field which has lots of nesting birds, plant life and various small mammals. This hedge should remain in situ and at the height it has always been.

Most importantly, this side of the site has no suitable existing entrance.

The Highway studies that both AECOM and CCC Highways have carried out disagree on any option for an entrance.

Jack Hill is a single track road which is a 'rat run', it already has an estate of houses at the top end, houses on both sides all the way down it and it has an additional proposed 9 houses in the LDF. Heavy traffic enters the village at a 3-way intersection and bends sharply down into the village. All the traffic comes in and out onto this bad corner at the entrance to Allithwaite, at the very top of the Western side of Holme Lane.

Holme Lane follows round from that very bad corner bend with the traffic starting to come downhill from the bend. The speed of the traffic coming round there is extremely dangerous. There have been many accidents here causing severe damage to lampposts, the hedge and the verge.

If the field is going to be built on at all, many of the problems associated with development at the top of the field would be completely overcome if the development was at the bottom of the field. It would solve the problems relating to footpaths, access, infrastructure. It would cause minimal negative impact. There is already an existing access which could be widened quite easily, would have reasonably good visibility from both directions and wouldn't have a major visual impact as it would be in the vicinity of an existing pub car park and other houses. It would provide a simple solution and would still leave the remainder of the field viable.

Other, more suitable sites exist and could be expanded readily. Even on the opposite side of the road, currently being considered for 6 properties (as part of MM015). Surely this could easily accommodate more and it has footpaths, no hedges, clear access etc and a substantial area of land.

R Boak

