

4997 - BANKS

Dev. Plans Manager
for Mr. Simon Berkeley.

SOUTH
DISTRICT
REC

7 MAY 2013

04.05.13.

Dear Sir,

It is disappointing to find that I must write yet another letter concerning the proposed inclusion of R121M in the Land Development Plan (Kendal). The sensible objections previously raised by residents of Oaktree Road and Rowan Tree Crescent, by letter or at the Hearing, seem to have been so totally disregarded that I wonder whether they have even reached the Government Planning Inspector for consideration.

Study of the recently revised plan referring to access to R121M via Oaktree Road, when traffic volume would be more than doubled, raises controversial points.

1. The A684 has become a very busy road, sometimes with long waiting times to access or leave Oaktree Road.

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2. The sight-line for access from either the north or south is limited.
3. The slope where we exit to the A68h is steep and treacherous when icy - more traffic, more chance of an accident.
4. Oaktree Road itself is narrow (4.8 metres in parts) with scarcely room for two vehicles; there is a hind-leg bend and, at the top, a right-angle.
5. Because some dwellings lack sufficient parking space cars need to be parked outside the property, and residents must break the law by using pavement space. This already hampers wheel-chair users and forces pedestrians on to the road; increased vehicles would bring increased risk.
6. Some of the current dwellings are small with a predominantly elderly occupancy, whose quality of life would be disrupted by increased traffic and whose health could be damaged by more pollution. Government planning guide-lines state that the well-being of current residents must be considered.

Drainage, with the strong possibility of flooding, was another area of concern in our original submission. I note in this latest document that land to the south of R121M is ear-marked for access, land-scaping and flood attenuation measures. The latter will be a very expensive project. For a developer to shoulder this cost the houses must carry a high price. Is the whole project viable? Will there be a demand locally for such costly dwellings? Are you so certain about the need that you will sacrifice a beautiful entrance to Kendal, useful agricultural land, a home to rare and diverse plant and wild-life and the well-being of current residents?

Please delete R121M from the Development Plan, or at the very least make sure that Mr. Simon Berkeley is made aware of our concerns. Yours truly,

