
From: John Sexton
Sent: 02 May 2013 17:19
To: Programme Officer
Subject: Comments to the Planning Inspector

I should like the following comments to be forwarded to the Planning Inspector ahead of him reconsidering the Land Allocation Development Plan.

Ref Plot R89 (Berry Bank) included in the South Lakeland Land Allocation Development Plan

I should like to strongly object to the plot R89 being included in the LADP and urge you to remove it.

The first and most obvious objection to this site being included is that Russell Armer, who wish to build on – something that in February they told me and several other residents was “100 per cent guaranteed” and “a done deal” – already have planning permission for a similar development on a brownfield site little more than half-a-mile away and more convenient for Grange, yet in two years they have done nothing about it. Surely, that is the site that should be developed.

However, there are other valid reasons for removing R89 from the LADP.

On practical grounds, allowing the development of R89 would create a very dangerous road junction. I live opposite this site on the corner of Allithwaite Road and the unadopted private road leading to Guide’s Lot and with traffic using this road likely to increase following the approval of planning permission for three houses and two new industrial units in Postlethwaite’s Yard, putting housing opposite and creating the extra junction could prove disastrous.

As it is, turning into the private road when approaching from Grange is fraught with danger as it is a blind turn and it is not unusual to start to make it across the oncoming traffic to find a vehicle coming straight up at you. As it is single track width (the other ‘half’ of the road serves the houses in Cardrona Road) it adds to the problem.

On top of that, I occasionally find that when I am exiting my property by this private road, I reach the junction of Allithwaite Road with a vehicle using the Cardrona Road side. Add further vehicles trying to get out from the opposite side of the road and the prospects of collisions increase exponentially.

You will be aware of the strong arguments that any development of R89 in the LADP it will coalesce Grange with Kent’s Bank. a further strong argument for its removal, as is the fact that dvelopment of R89 would also remove the only safe landing area for the North West Air Ambulance which, given that many residents are of retirement age, could be a loss which may well have tragic consequences in the future. As Kent’s Bank is also the end point for those who

periodically are guided by Cedric Robinson across the sands from Arnside, the Air Ambulance may well be a vital aid for anyone suffering a medical emergency making this strenuous route.

On a personal note, I take great objection to the sudden volte face of South Lakeland District Council. When I bought my house in August, 2006 after moving from Beverley in East Yorkshire because my wife was seriously ill and her sister, who lived in Grange, agreed to help nurse her as my work took me around the country, we decided that if we were living in Grange we wanted a view of the bay.

My solicitor did extensive research into the land opposite and informed me that “not only is it a greenfield site and therefore most unlikely to be built on, but it has just been removed from the LADP by South Lakeland Planning Office on the grounds that it is a site of special significance to the area. So, there is no need to worry about building on it as if it ever happens you and I will be long gone”.

Taking the Council at its word, I made a huge capital undertaking based on the Council’s decision, taking out a £120,000 interest only mortgage on a 10 year term at the age of 58. Now, less than seven years later, because their eyes are full of £ signs, they change their own ruling at the drop of a hat and I am the one who will have to pick up the tab. Should this development go ahead, estate agents inform me that the value of my property will fall by approximately 25%, assuming I can sell it at all given that it will be competing with new build four bedroom houses with uninterrupted bay views. It is a scandal.

I hope that you will consider these arguments carefully and conclude that R89 should be removed from the LADP.

Yours faithfully,

John S Sexton