



SOUTH LAKE LAND
DISTRICT COUNCIL
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01st September 2013

Dear Sirs,

We are writing to you in relationship to the proposed housing development on Oaklands Fields, Union Lane, Ulverston - Ref:RN193 and MMO72U.

Whilst the plans for the current development on RN234 appear to indicate a continuation of the access road onto RN193, we have been led to believe that access via Mowing's Lane may be under consideration. We, along with our neighbours, have serious concerns, should this be the case.

Mowing's Lane becomes a single width road at the point where the semi detached houses end. The gradient of this section is approx. 1 in 4. As far as we are aware Cumbria County Council are responsible for this steep paved section. At the top of the hill the road turns 90° to the left and becomes an unpaved / un-adopted single width (approx. 2.7m, including the grass verges) track with no passing places. The left hand turn at the top of the hill is completely blind, being shrouded by a large mature Ash tree (which is subject to a preservation order). The small number of cars that currently use the road have to take particular care when tackling this section, and near misses are a regular occurrence. The corner is too sharp for vehicles larger than single wheelbase delivery vans to negotiate and larger deliveries have to be man handled from the corner. Both the paved & unpaved sections are in poor repair. The hill does not get salted / cleared during winter by the highways department. This job falls to the residents via a (much appreciated) salt bin at the foot of the steep section. As you can imagine, tackling the hill in winter can be precarious and collisions have taken place between cars at the foot of the steep section. The unpaved lane is also a popular public footpath, as shown on Cumbria County Council's definitive map, and joins the nearby Cumbria Way. Three of the houses along the track have adjoining driveways at 90° to the track, which are unsighted. There is a presence of Japanese Knotweed on the lane.

I have included several photographs for your info.

In our opinion the above points rule out the use of Mowing's Lane as a possible access route, to do so would breach road safety, endangering the public.

Yours Faithfully

Mr & Mrs S.A. Brockbank



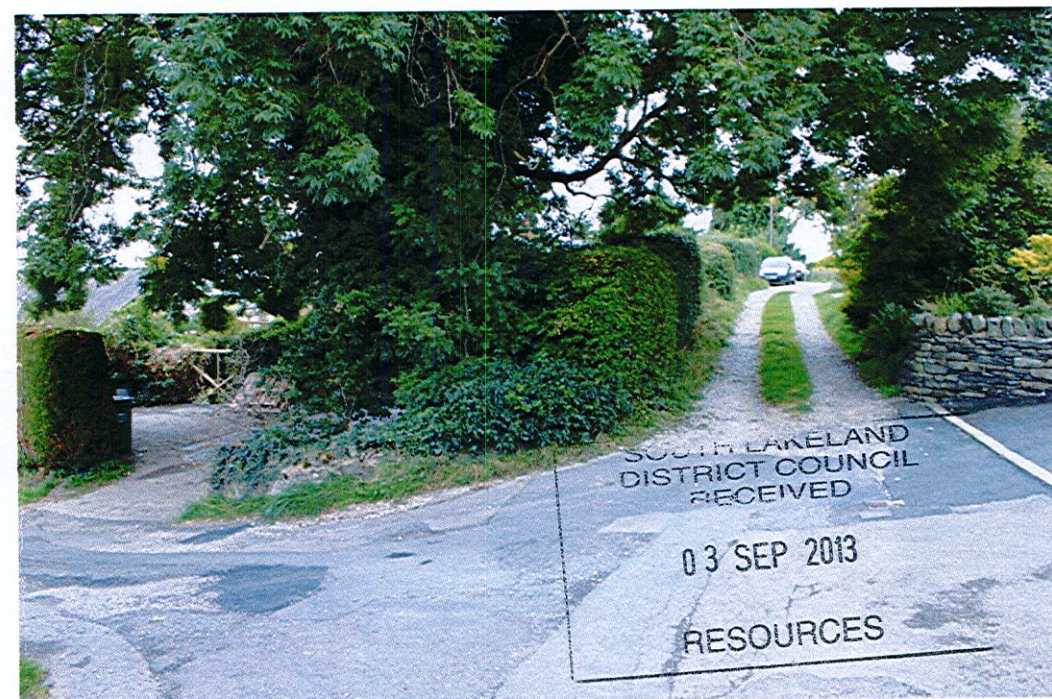
Mowings Lane - 1 in 4 Section.jpg



Mowings Lane - Approach to Acresfield & The Bungalow E ...



Mowings Lane - Approach To Blind Left Hand Corner.jpg



Mowings Lane - Blind Left Hand Corner.jpg

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