

PRESTON RICHARD PARISH COUNCIL

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25th July, 2023

Re: SL/2023/0499 - Woodlands Business Park, Land North of Gatebeck Lane Gatebeck Endmoor KENDAL LA8 0HR - Change of use of agricultural land to business park, with the erection of 6 new employment buildings and associated site works (Class E(g), B2 and B8 Uses) (MAJOR APPLICATION)

Dear Ms Pinch.

Preston Richard Parish Council having had a public meeting on the above planning application wish to **object** to the plans the following reasons.

Concerns regarding the planning application. After listening to the people of the parish they are worried about the size of this development, pollution, the impact on the access/exit roads to and from the site, public safety of pedestrians, lack of measures to improve the roads to and from the site, little consideration to traffic management in the proposed area and the effect on the parish:

For summary of concerns raised during the meeting of 17th July, 2023. (*See appendix 1*)

The Parish Council then discussed the plans in detail and the concerns were much the same as the previous application.

One of the overwhelming factors about these plans is why they are needed at all? There are several **empty** brownfield site and warehousing facilities in our area at Gatebeck Business Park and Summerlands Estate, Mainland, Milnthorpe so why more? The size of the site is a great concern as more units more traffic and more pollution. Gatebeck sits in a basin and pollution is not

easily dispersed so there are many concerns on this matter, one resident of Gatebeck forwarded all the statistics however we presume you will be commissioning your own to ensure this would not be a problem.

A major concern for the Parish Council is road safety, building these types of businesses on greenfield sites in rural areas is not the best solution as the infrastructure is not in place to deal with the increased traffic. Only yesterday Michael Gove was on the radio stating new housing development and (by implication commercial development) needs to be in urban areas using existing brown field sites where the transport infrastructure is present. In recent years the parish population has grown significantly with many new houses therefore many new pedestrians but yet no improvements to facilitate those people walking around the village and therefore there is always danger when you get vehicles and pedestrians using the same space especially HGV's. In consequence many residents who can drive prefer to use their cars as they fear walking due to the lack of footpaths and lighting, this practice further exacerbates the traffic.

We disagree vehemently on the Transport Report as follows:

On Gatebeck Lane there is a junction with Low Park Lane this is the exit point for all the residents of the whole of Low Park estate which consists of 120 houses, this junction has very poor line of site on exit. Opposite that junction there is a footpath from the new Fellside Manor Estate which will be opening in March 2024 this footpath is used heavily by walkers in the district, plus the residents of Low Park Estate going to the village and presumably the residents of the new Fellside Manor estate. As we move further down Gatebeck Lane we have the stables whereby we now introduce horses and riders into the mix yet further hazards. Yet no mention of any of this in the transport report.

Further down the Lane we encounter the junction with Gatebeck Road which has many houses, entrances /exits to two large Caravan Parks, L&W Wilsons haulage company, opposite this entrance a footpath leading to the new Fellside Manor Estate, further on a children's home, St Patrick's Primary school, Endmoor Village Hall and the children's play area and playing field, the junction with Birchfield and from then on is reduced to one lane due to the cottages leading to the A65 on Woodside Road having no parking facilities other than to park on the road. The majority of parents drive their children to school as they would not dare to allow them to walk up Gatebeck Road. Thankfully there is a pavement from the Village Hall up to the A65 however the road is restricted, as stated, by parked cars which are a further danger to children crossing the road. As many of the facilities on Gatebeck Road

necessitate children's usage to get to school and pedestrians availing themselves of the playing field and Endmoor Village Hall we feel it essential that traffic is restricted on this road for safety reasons or at the very least more traffic measures are put in place to combat the increased traffic and speeding. We purchased our own SID in an effort to slow down the traffic on Gatebeck Road as Highways refused to help and pre covid we had an average daily usage of 917 vehicles, 9% of which were speeding and we regret to say that has now increased. (see Appendix 2)

Once again, the council feels it would remiss on them not to challenge the plans until some safety improvements are in place having so far being unsuccessful and no improvements made. With all this in mind we feel the Transport Assessment report is unfair and misleading as it does not give the true picture. It paints a very rosy picture which is simply not the case:

1. It is advocating walking to the site as a healthy option, which is true providing you don't get run over.
2. It suggests walking to the local facilities – what facilities? Are they going to play on the play area, go the school, attend an event at the Village Hall, buy a kitchen or maybe just a pie? There a very few facilities for working people other than the bakery. No, it is the residents and holiday makers that are in danger from more HGV's and speeding traffic.
3. It suggests easy access as it is next to a bus stop although there is not a suitable bus service to facilitate employment in this area.
4. It suggests HGV's and Cars will probably use Gatebeck Road if going south and Gatebeck Lane if going north so the traffic will be split between the two, this is supposition and either case no road improvements are suggested to alleviate the effect of increased traffic.
5. It makes much of the footpath availability but omits to mention it stops at the bus stop, a footpath to nowhere. All of Gatebeck Lane and 90% of Gatebeck Road has no footpath. We have had several accidents at the junction of Gatebeck Road and Gatebeck Lane, we have had walls down the bus shelter demolished, one fatality, one person had their arm broken by a passing vehicle on Gatebeck Lane, a car in a resident's garden. Many smaller accidents occur but are not reported.
6. It tells us the effect will be unnoticeable to the surrounding area, can't quite see how they can disguise HGV's and cars but obviously they know more than us. We already have many HGV's on Gatebeck Road due to L&W Wilson Haulage being sited there and they have increased their traffic by introducing cement vehicles to and from their site.

7. They tell us Gatebeck Lane/Gatebeck Road are totally adequate for this development and has picked all the pictures to support this claim, it doesn't show the narrow parts, doesn't mention the junction with the Low Park Estate, places where there is no line of vision on either road, doesn't mention the stables with numerous horses and riders.
8. It omits to mention all the pedestrians using these roads to go about their daily business. We accept the roads may be wide enough in places for two vehicles to pass but not with pedestrians about on unlit roads.
9. It refers to the 2018 application **SL/2018/0859** - Hybrid application: Full Planning Application (Phase 1) for the erection of 3 employment buildings (Use Class B1(business), B2 (general industrial) and B8 (storage or distribution) with associated vehicular access, parking and turning, landscaping, surface water drainage and re-profiling of land and installation of package treatment plant for foul drainage. Outline Planning Application (Phase 2) with all matters reserved, apart from access, for provision of employment business park (Class B1 (business), B2 (general industrial) and B8 (storage or distribution)).

It advises that no objections were raised to this plan by Highways, however many objections were raised by the Parish Council but none of them acted upon. The majority of issues previously expressed in the above still apply as no improvements have been made and are now further exacerbated by the number of new builds completed in that area and the imminent opening of the footpath into Gatebeck Lane.

Mr Redmayne submitted plans (SL/2018/0148) still apply and we ask how long can we sustain growth without ensuring the necessary infrastructure is put in place to accommodate this growth and keep the public safe?

Pictures are attached showing our concerns and contradicting the rather misleading report for your perusal. (See Appendix 3)

FLOOD RISK

The Parish Council also raised the matter of flood risks in this area as follows

As there are many new developments in progress in this area of our parish, Redmayne's, (SL/2018/0148), Wilson's (SL/2018/0859), Story Homes

(SL/2017/0841) and an Ecological Burial Site all of whom will need to manage flood risks it raises the question when deciding plans in isolation does the planning department consider other plans being considered in that area at the same time as those will impact on the calculations within these reports?

In view of all the above we log our objection to the plans until all concerns have been discussed.

Regards,

Ann Park

Clerk to Preston Richard Parish Council

(Appendix 1)

Summary of concerns raised during Parish Council meeting of 17th July, 2023.

- The plan has incorrect criteria shown in it
- Air pollution is a problem due to the nature of the position of the site
- Road leading to and from the site are not conducive to accommodating such a site as they are narrow, no pavements and used by many pedestrians and HGV's to Gatebeck and on a bus route. No passing places
- This area should not have been included in the local plan as it is outside the Local Plan criteria
- This is a greenfield site designated agricultural and as there is no need for brownfield site to be created on a greenfield site as there is an empty brownfield site practically adjacent and empty warehousing on that site so why build on a greenfield site?
- The size of the site will overwhelm the footprint of the village
- It would be totally out of character in this area which is ill equipped to facilitate the increased traffic and amenities to such a site
- There is no need to build this type of commercial property on greenfield sites as there are many commercial properties available and advertised in the area with good access and already well equipped such as the old K Shoes site Natland Road, Kendal, Fell View, Shap Road Kendal. The new

Unitary Government needs to look outside the box instead of allowing greenfield sites to be turned into brownfield sites

- If the plans were allowed to go ahead how would Highways stop all HGV traffic from using Gatebeck Road which is used by many pedestrians.
- The site has parking for 120 cars which indicates a large increase in traffic to and from the site, objections were due to the anticipated increase in light vehicles on Gatebeck Road which already has a speeding problem. This always assuming HGV access will be restricted.
- Concerns from a resident of Gatebeck Lane regarding the bend on that road as he has already had one vehicle through his garden wall.
- Concern from residents of Gatebeck Road on the speeding which will be exacerbated as the police have ignored all complaint on this matter to date even though we have had a fatality on this road. How do they intend to stop the HGV's using Gatebeck Road and slow down the increased traffic?

The public asked Unitary Councillor Battye her view on the plans, she stated she had concerns about turning greenfield sites in brownfield as she felt they should be kept for agricultural in rural areas. She stated should the Parish Council register an objection to the plans it would then be sent to committee for a determination

A vote by the Parish Council on the matter was taken and the results were:

Objections: Cllr Mason, Cllr Park, Cllr. Dos Santos, Cllr Inman, Cllr Smith

Declarations of interest were declared by Cllr Galbraith and Cllr Atkinson so they were unable to vote.

(Appendix 2) SPEED INDICATOR DEVICE FIGURES

Gatebeck Road SID data		Comparison with same location using the previous collected data
Date	1 st January 2020 – 4 th March	
Average speed	18 mph	
Top speed	80 mph at 11.50 on 15 th January (Wednesday)	
Average number of vehicles daily in week (5 days)	848	
Average number of vehicles daily inc weekends (7 days)	917	
Morning peak times 8-9am Average number of vehicles daily	60	
Afternoon peak times 5-6pm Average number of vehicles daily	63	
% average no of vehicles speeding daily	78 vehicles (9% of all vehicles daily) Average speed 39 mph	
Average speed of vehicles speeding daily	35 mph	35 mph
The speed at which 85% of all vehicles travel (85% percentile)	33.6 mph and 131,192 vehicles	31.5 mph and 143,374 vehicles
Total number of vehicles during these dates	155,226	168,175

Our view of the bus shelter in 2019. The tree just after the sign scene of a fatality in 2021

PICTURES AS WE SEE THE SURROUNDING INFRASTRUCTURE



Woodside leading to Gatebeck Road single traffic



Bend leading to Woodside



Gatebeck Road – entrance to Village Hall, play area, School and Birchfield all on a blind bends poor visibility both ways



Gatebeck Road narrow and no pavements



Entrance to Wilson's opposite footpath and entrance to tarn



Corner coming up to bus shelter from Gatebeck Lane junction



Corner from Gatebeck Lane Junction passed the Caravan Park entrance



Gatebeck Road passed bend pavement ends



Gatebeck Lane from Gatebeck Road junction blind bend



Passed Stables on left narrow



Onward toward junction with Low Park narrow and blind hill



Low Park junction



Coming from A65 towards Low Park junction and footpath opposite



Exiting Low Park cannot see well either way, need to be over the white junction line





Going back towards site First blind bend



Up the hill to the second blind bend



Then down to site

