

2023 letter of objection to the 101 homes development re-application.

Mr Stephen Daniel. Case officer, and still a public servant.

c/o. The Planning Department. Carlisle City Council. Civic Centre. Rickergate. Carlisle. CA3 8QG.

Firstly, I would like to mention that every letter you receive is important to someone. In our democracy everybody has an equal say, whether it be an adult or a young person. Unfortunately with regards "planning" not everyone has the ability or the financial means to voice their concerns correctly, or receive advice. However this objections letter has legal thought behind it, stating the most important factors first, but all points must be taken very seriously.

I would like to register my objections to the planning re-application **No 22/0297**

Erection of 101 dwellings with associated parking etc, on land East of Lansdowne Close/Court.

My primary objections are still;

1. Access to the development. a) The roads are too narrow for access to a new site.
b) Any new access will meander through already overcrowded existing neighbourhoods.
c) The existing road design is for all the existing properties, not even more houses.
d) Access to this new development appears to be mainly for people with motor vehicles.
2. Residents safety. a) Emergency vehicles will be unable to get to the new development without significant delays due to congested narrow roads. Most especially at weekends.
b) The increased traffic flow on these roads will make it more hazardous for children playing, elderly residents on foot and dog walkers. This becomes most apparent when new "Rat runs" develop at peak times, just as children are going to school and people are out walking and cycling.
c) Any construction traffic using these residential roads are going to have a major impact on them. Road damage will lead to vehicle safety issues; punctures, steering problems and damage to parked cars.
3. Too many houses on an inaccessible site. a) The proposed development is to provide 101 homes with 200+ vehicle parking places. This many dwellings leads to all sorts of access and recreational issues. Anybody needing to do anything or go anywhere has to use a vehicle to do so. That will be an estimated 500 extra vehicle movements per day on and off the site. Imagine that on "bin day".
b) There is insufficient provision for non-car users. No thought has gone into providing quality public transport links, walking and cycle ways. This in turn is leading to increased vehicular congestion, raising the level of pollution and the carbon footprint.
4. No new amenities. a) The isolated location of the proposed development and the number of homes is going to have a huge impact on existing already over-stretched medical and health facilities.
b) Also there are no plans in place either for a much needed new school, or any local shops.

Other objections although no less important are;

5. Insufficient consultation with the locals. Residents feel, "their feelings" are ignored in this matter.
6. Flooding of existing properties. Housing density could give rise to drainage and flooding problems.
7. Destroying a green field site. When there are many brown field sites available for low-cost housing.
8. Loss of habitat. Destruction of much loved "Mother nature". 200-year-old hedgerows and wildlife.
9. Historical buffer zone. Encroachment onto protected, historical Roman wall buffer zone.

Signed.....

Address.....

Post Code.....