

# PENNINGTON PARISH COUNCIL

At the meeting of Pennington Parish Council held on Monday 12<sup>th</sup> February 2024 planning application:

No: 2024/0021/RMA application for approval of reserved matters following approval SL/2017/0681

Development: erection of 27 dwellings including 35% affordable provision, public open space and associated infrastructure.

Location: Land off Pennington Lane, Swarthmoor, Ulverston, Cumbria LA12 0RT

Was discussed and it was resolved to **object** to the application based on the following:

- The original 2017 application highlighted some 13 conditions, it appears that these have not been referenced and they should all be addressed. They include but not limited to:
  - Speed Survey
  - Travel Plans
  - Drainage
  - Surface water and foul water drainage.
  - Illumination
- The surveys and assessments are at least 7 years old with potentially outdated and invalid data.

## **Material Considerations**

### **Loss of Privacy/ Overshadowing**

- The impact on existing infrastructure – Nursey - Privacy and Safeguarding
- The development sits right on the boundary of the local nursery overlooking their facilities and therefore creating reduced privacy and safeguarding concerns.

### **Design**

- Safeguarding with open water/ open spaces
- The plan shows no “open space” as detailed other than an area of open water which creates safety issues on an development primarily aimed at young families.
- There appears little information of security measures/ standards for the development.

### **Highway Safety, Traffic and Parking**

- The road is the main thoroughfare for school and nursery access many that walk, cycle, scoot. Access to the development along Pennington Lane poses a real and significant risk the safety of pedestrians and nursery/ primary school children.
- There is already substantial issues with traffic on Pennington Lane with access to the Primary School, Nursery and Community Hall.
- The road is regularly used by heavy agricultural vehicles and agricultural deliveries, additional use of Pennington Lane creates issues with both traffic, parking and safety.
- There will be increased heavy vehicular access at potentially peak usage times in the form of refuse/ recycling collection, this poses further challenges and safety issues for motorists, cyclists and pedestrians, especially young/ small children accessing the school/ nurse facilities.

### **Flooding**

- The development will impact flooding and pressure on existing highways drains which are already pressure.
- The plans discuss soak-away on the land however, the land already floods - with rain water discharge/ run off creating substantial streaming on the lanes and onto neighbouring farm land. The Parish Council has photographic and video footage to substantiate this.
- Sewerage - The impact on current water and sewerage supply/ pipes.

## **Scale**

- The local plan identified areas for development. There have been additional builds that have moved beyond those areas therefore risking over-development in the area. Future development must take into account the areas of expansion that were not detailed in the local plan.
- The development will have an impact on existing local amenities
- There is already huge strain on local GP's, Dentists, Schools and nurseries with those in the immediate catchment area and closest towns/ villages being over-subscribed, there has to be consideration at what point effect becomes saturation.
- Our local towns are closing many essential services including banks and reducing bus services which impacts condition 8's objective of reducing car usage.

## **Scale, Design, Wildlife, Environmental Considerations**

- Consideration must be given to potential light pollution from external lighting and the impact on neighbouring properties, highways and wildlife.
- No reference has been made to consideration of reduction of Carbon Emissions.
- Pennington Parish Council are keen to reduce Carbon Emissions in response to the Cumbria Net Zero campaign and support West Morland and Furness Council's pledge to achieve Carbon Net Zero by 2037
- Consideration must be given to whether development adversely affects climate during what we are being told is a 'climate emergency'.

The Parish Council request that:

- A Case Officer attends the site for proper consideration of the application – this recommended to be at peak times during the full school term time.
- The developer and planning authority delivers a full public consultation on the development.
- Full details including the breakdown of how many bedroom properties are planned, parking allocation per property, waste collection details.