

Planning Statement (Malcom Knight, Chairman Rheda Park Residents Association)

I'm submitting this statement to make clear what my submissions were about.

When the proposed Local Plan and associated documents were issued there was a proposal to merge the Estates of Rheda Close, Beckstones and Rheda Park. The name of the settlement to be Rheda Park.

I both wrote and phoned the council on several topics concerning this:

Firstly the name Rheda Park, I pointed out that there was already a settlement called Rheda Park and the use of the name would lead to confusion. I also pointed out that it had the potential to increase the traffic on the single-track road through Rheda Park due to people considering themselves as part of Rheda Park. This would be unacceptable because it is a very narrow road and also a private road maintained by Rheda Park residents. I suggested Rheda as the overall name and this has been taken up.

Secondly, I queried the merger on the grounds that the three estates have no internal connections and are distinct estates. There are also no facilities at all in the combined settlement. This seems to have been settled by combining with Frizington. However, Frizington facilities are a significant distance from the exits of the proposed settlement and the schools are over a mile away, with a lack of pavement at the brow of a hill and a need to cross two main roads. In the 'Settlement Hierarchy and development Strategy Paper' Frizington has been compared, by a points system, favourably with St Bees, this is nonsense, for example, both get 1 point under the pubs and club houses. Frizington has one pub closed and a one social club, St Bees has three pubs, a hotel and a golf club.

However, given that the Council was determined on this merger I was happy that the boundary followed the current built environment in particularly following the Northern boundary of Beckstones. This situation appears to have been the case until the last minute when the Local Plan was sent to the Inspector where it has been changed to include a green field. Following a query by me to the Council, I was told it was because that field (FR041) had planning permission on it, despite that the level of housing approved by the Outline Plan (4/18/2426/001) has been fulfilled by the Beckstones Estate and the plan to develop this section was only illustrative. This change was approved by the owner of the field who wishes to develop it

In conclusion I feel the boundary of the proposed settlement of 'Rheda' should follow the original boundary along the Northern boundary of the Beckstones estate. This will preserve green space and a public view, help to prevent development creep and give people living around this field some peace of mind.

In a related objection I feel housing caps for settlements should be maintained otherwise there will be continuous fights by developers wanting to build unnecessary housing. In fact it appears government policy on house building is changing since this Local Plan was developed.

Regards

Mr M Knight

Chairman Rhea Park Residents Association