

LOWCA PARISH COUNCIL

Chairman: Ms Katherine Thinnesen

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Mr Oliver Hoban
Development Management Digital Support Officer
Copeland Borough Council

31st July 2025

Dear Mr Hoban,

4/22/2463/0F1 - WOODLAND NURSERIES, STAMFORD HILL, LOWCA

Lowca Parish Council considered the above application at a meeting on Tuesday 22nd July 2025.

Twenty five members of the public attended the meeting to register their concerns about yet another application for extension of this site.

In discussion with the residents, the Parish Council wishes to object in the strongest possible terms to this application, for the following material planning concerns:

The existing greenhouses now occupy a larger footprint than the whole of the village, with white light from them causing difficulties for residents. Some residents complained that their upstairs rooms are lit 24/7 as a result, making sleep difficult year-round. The white light from the site can clearly be seen from as far away as Moresby village.

The sun glare from the greenhouse roofs already has a detrimental effect on residents with chronic neurological conditions and it is feared that this will increase.

An increase in diesel fumes, noise and dust would be especially dangerous for residents with existing chronic conditions such as lung or heart conditions, chronic migraines and other sensitivities.

Previously agreed times for transport to and from the site were between 7am and 10pm, believed to be stipulated in the existing operation license, but lorries regularly leave the site at 2am, 3am and 4am, year round. This causes noise disturbance for residents of the village and further deteriorates an already disintegrating road surface on Stamford Hill Road. The 10mph speed restriction is not adhered to.

The roads throughout the village of Lowca were not built to accommodate trucks of the size already used on site. Carriageway deterioration is already in evidence and with the increased traffic to and from the site, inevitable from such a development, this will worsen. Whilst it is acknowledged that the operator does not intend to increase the number of their own trucks in operation, there are genuine concerns that other contractors will be entering and leaving the site, thus increasing the overall volume of heavy traffic through the village.

Concerns were also raised for pedestrian safety, both for adults and children. It is understood that the original site plan included for a closed gate and an operative to ensure public safety, although this never happened.

Trucks approaching the T Junction of the C4001 and the A595 do so in the middle of the road as they are beyond the design capacity of the roads. These roads are also being badly eroded by this traffic. We note that the highways authority has requested submission of a traffic management plan but cannot see this in the files online.

A footpath crosses the site and this should be maintained, both during construction and afterwards, should the application be approved.

Despite numerous enquiries, the Parish Council has thus far been unable to ascertain who owns Stamford Hill Road, and, therefore, unable to request resurfacing to a useable standard. Whilst this remains the case, articulated lorries continue to traverse the road to and from the site, causing further deterioration, and nuisance to the village.

The site has not been a 'good neighbour' to the village over many years and it is feared that this will not improve with further development. No amenities have ever been offered to the village to offset the not inconsiderable inconvenience of living next to the site, and the villagers feel offended by this.

The proposed screening for the site will block the view across the valley for the existing properties and, therefore, be detrimental to their amenities, although the residents have no desire to look out of their windows onto even more greenhouses. It is felt the value of properties in Lowca has already been negatively affected by this development and the villagers feel very strongly that enough is enough.

The ecological report was carried out in December when very little of the flora and fauna would be in evidence. bats hibernate during this time, and no consideration was given to deer, red squirrels, badgers and frogs which are commonly seen, although rarely at the time of year the survey was carried out. Villagers are concerned for the negative effects this development would have on wildlife and on the abundance of native flora that grows in the vicinity.

It is felt that this is an inappropriate use of land which is currently agricultural and used to feed livestock.

It was noted that Vale View had flooded twice in the past and the field was gouged out to put in becks to divert the water away from the houses. Locally the area is

known as 'Watery Lonning'. There does not appear to be any flood mitigation included in the application.

Given the number of reasons for objections and the strength of feeling of the village, the Parish Council requests members of the Cumberland Council Planning Committee hold a site visit and meet with members of the Parish Council before this application is decided.

We would also request an extension beyond 8th August 2025 for objections from residents to be registered.

Yours sincerely

Judith Morgan

Rev'd Judith Morgan MA
Parish Clerk