

SA29 - additional information - ID 500 Richard Noons via email

I wasn't sure whether I needed to raise these points ahead of the 5th April, or whether I would need to be able to bring them up on the day.

My understanding of the current situation

- The site to the west of St Andrews View (SA29) is the preferred site for Thursby
- All other sites have been rejected (there is a windfall site of 12 houses opposite the church), but it does not form part of the Allerdale Housing Plan 2.
- From what I can see the primary reason being that other sites are too big/too disruptive for 40 houses to be built despite all sites scoring equally
- Despite the application being rejected in 2017, Story resubmitted the site for reconsideration
- Story have an "agreement" with the land owner (we have heard on site they may sell the land onto Genesis Homes)
- They claim houses have sold well – this is not true, a number of houses have been sold a lot less than original prices (Compare Plot 68 (3 Dundraw) with Plot 4 – (3 Bouch Way)) – also Plot 64 has taken nearly 1 year to sell.
- They claim this would cause minimum disruption for residents yet residents were never consulted or notified and there has been multiple denials about such plans. Plans would be for 20 houses in 2024, 20 in 2025 resulting in 2-3 years of disruption
- Modifications to the junction with the A595 would be required – I would suggest they are required now. Cars overtake over the hashed lines coming off the roundabout going head on to cars turning right.

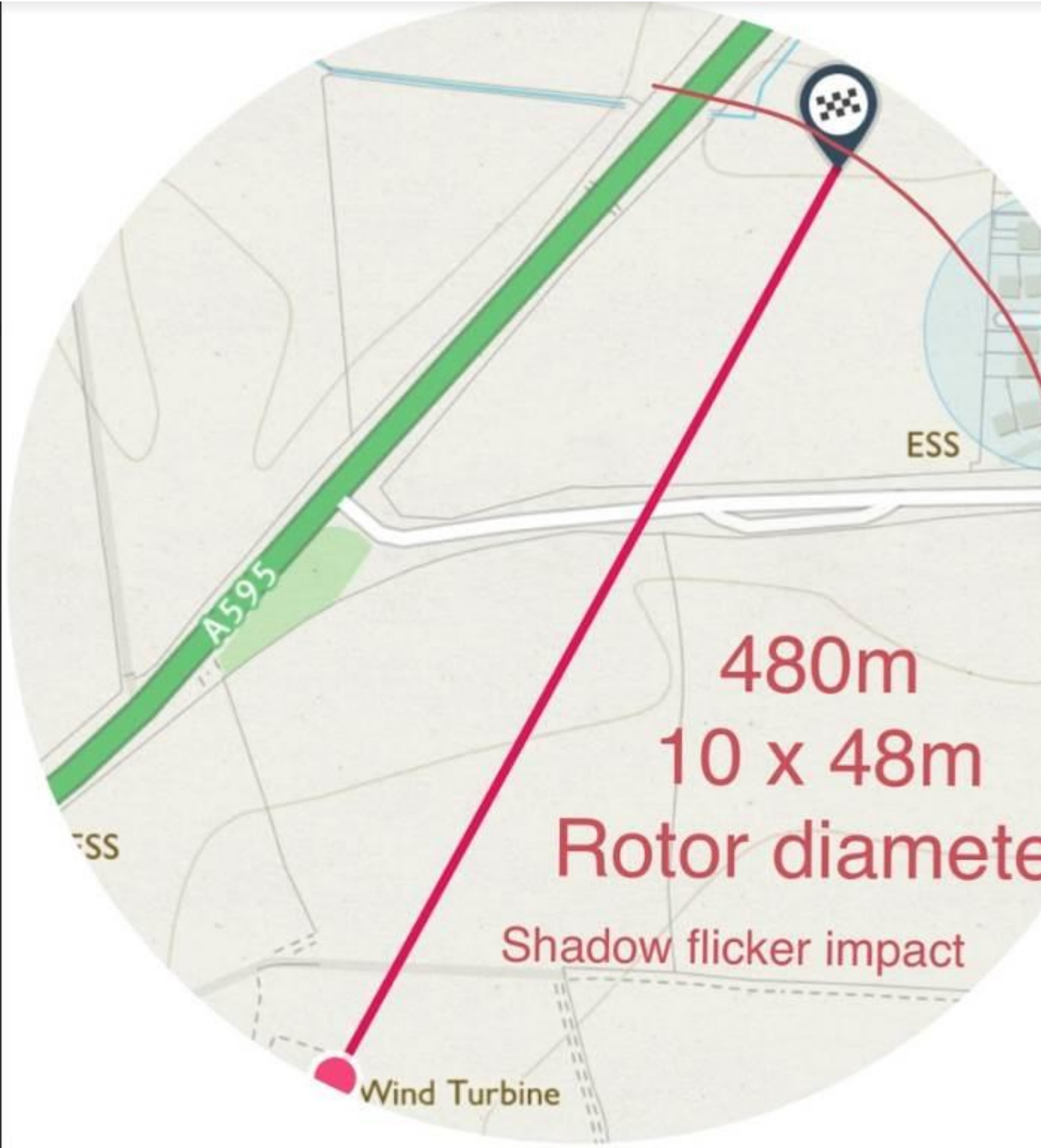
I would like to mention the follow as some of these issues I do not believe to have been resolved – items in bold were raised but I don't think were addressed. I have raised some additional points not in bold. I would note that I had to spend considerable time to go through about 130 documents, and it was very difficult to navigate and find the reasons and objections relating to the site. This coupled with not being a resident, nor being informed of the plans at the time of purchase, St Andrew's View residents did not have adequate time to be aware of the Allerdale plan, indeed some people have only just moved in or houses are not yet finished.

- **The original reason for the original rejection of the site has not fundamentally changed in any way or form and there is no explanation how this has been resolved or mitigated.**
- **The new site is too close to the A595 and there was the noise and visual/landscape impacts**
- The site is too close to the Wind Turbine (within 10 rotor diameters) and may cause excessive shadow flicker, and could be a risk should residents suffer from epilepsy (Department for Energy and Climate Change report) particularly when the turbine is at full power. Our house already suffered from this last year and might be exacerbated by venetian blinds. We had to put blankets over windows for several afternoons last year to block the light. We are just on the extent of this area.
- Several of the houses have been built with PIV's with no ability to switch them off. (Story have also refused to provide switches – with a suggestion to switch off the electrics). This will mean that these potentially will become ineffective when building site dust fills the loft and clogs up this (and extractors)
- **The spur from Dundraw Lane cannot be extended as landscape plans indicate a hedgerow and trees across the western aspect of the current estate. (this is irrefutable evidence), it**

was also relating to the fact Story when we bought the house, we were told the land would be converted back to fields and they never mentioned plans to build (April 2018). We were encouraged to buy the plot based on the view of the fields and the sun being in the garden. I realise the last sentence would be difficult to prove, but I believe it should be mentioned as other people on the site had been given similar information that it was a 69 house site and they were not forthcoming about further building (compared to example to the Strawberry Grange site in Cocker mouth where this was very clear).

- Thursby is potentially already at capacity in terms of waste management.
- We are already suffering some groundwater issues at the back of our house due to poor drainage.
- There is only 1 available primary school place
- 10000 homes are planned less than 6 miles away

Shadow Flicker :



There is a commitment to a hedgerow on the west of the current site along with Rowan and Oak trees. This was shown to us at the time of purchase.

I can confirm I will be attending on the 16th May.

Thank you

Richard Noons