

**BEETHAM PARISH COUNCIL RESPONSE TO SLDC ALLOCATIONS OF LAND  
DEVELOPMENT PLAN DOCUMENT (DPD) WITHIN THE CORE  
DEVELOPMENT STRATEGY DOCUMENT**

Beetham Parish Council are aware that the official Allocations of Land DPD consultation document is not due out until June 2010 but would like to bring to the attention of the Development Planning Committee a number of plots of land identified in the Core Strategy Document within the parish of Beetham which are considered highly unsuitable at this stage. We also wish to draw your attention to further plots which have not been identified previously but which could be considered as suitable

We would like to point out that these are just our initial responses to the land allocation mentioned in the Core Strategy Document; Beetham Parish Council will be submitting a further formal response when the consultation document is produced.

A number of issues have been identified, resolution of which should be a prerequisite before any significant increase in housing numbers. These are:

- 1) Many of the roads in Beetham Parish are narrow and/or single track. These are not suitable for a significant increase in the level of residential traffic. It is anticipated that the limitations of the road network will limit development of many of the sites proposed for housing development.
- 2) Some of the roads through the centre of villages in the parish do not have pavements. An increase in the level of residential traffic will result in safety concerns for pedestrians.
- 3) An increase in the level of residential traffic in Sandside/Storth would create a safety hazard at the junction between Storth Road and the B5282. Improvement of this junction would be required.

In addition, development of Quarry Lane as an "Employment Area" should be dependant on adoption and improvement of Quarry Lane. At present, the road is un-adopted and poorly maintained. It is not suitable for an increase in the level of industrial traffic. This would also enable Quarry Lane to be used as an alternative route to the B5282 when the B5282 is impassable in spring and autumn due to the high equinox tides. The Parish Council would expect planning applications for employment use in this area to be dependant on appropriate improvements to Quarry Lane.

Beetham Parish Council comments on the proposed sites are listed in the following tables:

Table 1: Beetham & Slackhead

Table 2: Storth & Sandside

**Table 1 : Beetham & Slackhead**

<b>Reference Number</b>	<b>Location</b>	<b>Proposed Development</b>	<b>Comments</b>
E14	Opposite paper works on A6	Employment Land	Unsuitable : the land rises steeply from the A6. Development of this land for employment use would have a detrimental impact on the rural nature of the area.
R10	Beetham village	Residential Land	Unsuitable because the site is liable to flooding due to close proximity to river
R35	Beetham village	Residential Land	Unsuitable for significant residential development – Access to the site is via narrow, single track road. Limited residential development further along Storth Road is acceptable, not behind existing housing.
R42	Beetham village	Residential Land	Suitable for limited residential development adjacent to Stanley Street, not behind other housing.
R43	Beetham village	Residential Land	Unsuitable for significant residential development – Access to the site is via Corn Mill Road which is narrow & provides restricted access. Limited residential development along the NE edge of Mill Lane is acceptable.
R423	Slackhead village	Residential Land	Unsuitable, councillors garden.

**Table 2 : Storth & Sandside**

<b>Reference Number</b>	<b>Location</b>	<b>Proposed Development</b>	<b>Comments</b>
R92	Parallel with Throughs Lane	Residential Land	Unsuitable - The terrain is steep, limestone outcrop and a woodland habitat. The only access onto Cockshot Lane would be at a particularly dangerous bend in the road. The Parish Council feels the land should not be designated for development.
R683	Storth village	Residential Land	Development of the whole of the R683 site would be excessive in relation to the current size of Storth.
R111	Cockshott Lane,Storth	Residential Land	Unsuitable - The site has limited access & is outside the village boundary. Only Storth Road provides a two-lane road access. The other 3 roads leading from the crossroads are all single lane and difficult to negotiate. Storth Road is unsuitable for an increase in the level of residential traffic since there are no pavements for much of its length.
R115	Keasdale Road,Storth	Residential Land	Unsuitable - As above