

**Un-resolved concerns raised in the 2012 submission by
South Lakeland LDF plan for Ulverston**

Extensive discussions have taken place in Ulverston regarding the proposed unnecessarily high planned number of dwellings. The potential collateral risks posed by the wholesale expansion of dwellings on areas which are known to have high levels of water retention after either prolonged steady rain, or sudden violent cloudbursts have not been adequately understood or considered.

These areas are mainly to the south and west of the town including zones R690ULV through R242 – RN 130 – R697 – RN131M to R692ULV much of this land is above a large area of high grade Lime Stone which surfaces on Birkrigg Common. The Birkrigg Lime Stone has evidence of ancient cave dwellings with evidence of early age metal working sites.

There is a major aqueduct running through the proposed area of development zones **RN130 – R242 – R697M – R697 – RN141 – RN131 – RN131M**. In the SLDC brief developers are requested to maintain the 10-5 meter zone either side of the aqueduct, there are no constraints about preventing contaminants leaching from either the construction sites or the subsequent domestic leachings.

There is local historical evidence of the fields R126M – R242 R697M holding hundreds of litres of water after inundations, the SLDC plan requires that the developers to make provisions for attenuation.

The Jacob's report of October 2007 highlights the fact that little is known about ground water issues, yet the 2009 floods in Ulverston demonstrated that holding large amounts of water on sand/riverside flood plans allows that water to seep under defences and roads emerging in houses by lifting floors or flooding cellars 100 or more meters away.

There is no evidence of adequate consideration having been given to the Flood and Coastal Erosion Risk paper, or to the petition presented to the SLDC council meeting 16th May 2012.

Any high concentrations of water which are displaced by building on the areas listed above will thorough gravity find its way into the natural water courses increasing their level to above the retaining banks. There by putting human – animal and sub-aqua life at high risk.

The Jacobs report highlights the potential danger to the marine life of Morecambe Bay by the potential increase in water and pollutant levels such high levels of development would generate.

The retention tanks for sewage outfall from the north of the town are having to be increased due to repeated water course pollution, [sewage pollution was a cause of major contamination during the 2009 floods when over 150 homes were affected, many are still under repair.](#)

The transport and other service infrastructure has not been developed in the LDF proposals, again being left to developers.

The main access and egress points for developers and potential residents exit onto narrow roads which pass through already heavily populated areas those are Birchwood Drive - Mountbarrow Road, and onto the A 5087 road which has a moderate traffic flow with HGV goods and other delivery vehicles using it as an alternative route to Barrow-in-Furness.

The routes to schools from the areas mentioned above have high usage at peak times; these coincide with children travelling to and from school. Medical – Recreational and Educational and other services have not as yet appear to have been incorporated in the planed.

Current levels of house occupancy

A recent survey of occupied properties in the town centre found over 300 properties including flats vacant. There is a stock of some 70 plus two and three bed roomed dwelling on the market in Ulverston at any one time, many in the affordable category. In the surrounding parishes there are approximately 300 such properties for sale or rent at a variety of prices, this does not include South Lakes Housing (part controlled by SLDC under the Golden Share Scheme).

Employment opportunities.

Whilst GSK announced a massive investment scheme in their Ulverston plant long term job prospects for locals are limited. This is repeated across the whole of the employment spectrum for this area.

The recently published National Survey data shows that the SLDC area has one of the lowest levels of young people in the UK, and our large neighbour Barrow has seen a significant reduction in the population in the last 10 years.

There is a need for a modest phased development in the area but not the large development proposed by this SLDC LDF paper. Which will see the balance of nature adversely affected destroying the nesting and feed locations of Birds of Prey – Deer – Bats and many ground and water dwelling/sensitive indigenous creatures.

Norman Bishop-Rowe