

 Lorraine Thompson  


14<sup>th</sup> April 2011

To whom it may concern,  
re: SLDC proposed new build site – RN109M

Please find enclosed meeting documents to support the individual responses being submitted by members of the communities of Cross-a-Moor and Swarthmoor in response to the SLDC consultation process regarding proposed new build sites in South Lakeland districts. The area of land referred to in this response, including the Kingsley Avenue area, is RN109M.

The majority of residents became aware of the proposals for the site after a Liberal Democrat letter was posted to their homes, which led many to attend the consultation event at the Coronation Hall on 23<sup>rd</sup> March '11. Concerned members of the community raised awareness with friends and neighbours and pulled together for a community meeting which was held on Saturday 26<sup>th</sup> March '11. During this meeting it was agreed that we needed to gather more information and to make our anxieties known.

A second community meeting was held on Saturday 2<sup>nd</sup> April '11 to which local councillors, planning officers and the Evening Mail were invited to attend. Local councillors Janet Willis and James Airey attended with apologies from the others invited. The Evening Mail reporter placed an item in the paper the following week outlining the concerns raised. Planning officers sent their apologies with the offer to meet with a small representation of community members which was gratefully accepted with a meeting taking place on Wednesday 6<sup>th</sup> April '11.

Both community meetings were very well attended considering the short notice and pressures of the deadline date for responses fast approaching.

Awareness raising flyers have been circulated to the wider community, including the parish school, and an article is to be placed in the 'Local Matters' parish magazine.

Members of both communities have been submitting individual responses, many of which contain additional information regarding the known geography and history of the area. The information contained within this file is in addition to those individual responses and demonstrates how the community has pulled together to make opinions known..

Please do not hesitate to contact me if you have queries regarding the community meetings or the information supplied within this file (details at the top of this letter).

Thank you to all of the local councillors and to the planning officers of the SLDC for agreeing to meet with us to discuss our major concerns and anxieties, the opportunities to meet with those making the decisions has been very much appreciated,

yours sincerely,

  
Lorraine Thompson, on behalf of the concerned residents of Cross-a-Moor and Swarthmoor

**Cross-A-Moor and**  
**Swarthmoor**  
**community meetings to**  
**discuss the proposed**  
**building plots identified**  
**by South Lakes District**  
**Council**

all plant numbers

John Nott  
Linda Nott

271 Lamb		
HELEN LAMB		
MCCAN LAMB		
Colin Lamb		
Alan Lamb		
Colin Wren		
Linda Bomb		
John (Pier)		
Cathy Schwartz		
Steve Amesbury		
Sheelagh Armistead		
Karen Sisogham		

Jenne  
Epemmes

**Cross-A-Moor and Swarthmoor community meeting**

**Saturday 26<sup>th</sup> March 2011**

**Pennington Memorial Hall**

**Agenda**

- Purpose of the meeting
- to bring the community together to discuss the proposed building plots
- identified by South Lakes District Council
- to record any further questions raised by the community regarding the proposed building sites, particularly in response to the consultation event at the Coronation Hall
- to record any opposition to the proposed building plots
- to record any support for the proposed building plots
- to record any solutions to the need for future housing to the SLDC
- to form a working group to collate community responses in preparation for feedback to the SLDC
- to agree if the community require a further meeting

**Cross-A-Moor and Swarthmoor community meeting to discuss the  
proposed building plots identified by South Lakes District Council**

**Saturday 26<sup>th</sup> March, 2011**  
**Pennington Memorial Hall**

Meeting started at 10am

Please see signing in sheet for attendee names

LT opened the meeting by welcoming everyone and outlining the purpose of the meeting – to bring members of the community together to discuss and agree a community response to the consultation process being carried out by the South Lakes District Council regarding potential building plots.

The meeting has been called at short notice. Actions are to be agreed from this meeting, which will include holding another meeting next week, to feedback on outcomes, and to ensure that more members of the community are able to attend.

Members of the community fed back comments and findings from the recent consultation event held at the Coronation Hall. Key findings from this event include –

- All proposed areas for development identified
- The consultation exercise is to identify potential building plots for the coming 10 – 15 years
- Planning office proposals include building approx. 1200 new homes in the future
- There is a proposal for a supermarket and building units at the Stone Cross site, with the proposal of a roundabout replacing the Stone Cross junction onto the A590.
- A random survey of the traffic approaching the Pennington Lane junction at Cross-a-Moor, onto the A590 indicated that between 2.45pm and 3.30pm, on Friday 25<sup>th</sup> March 11, the junction was approached by 83 vehicles, 2 tractors, 10 pushbikes and 2 motor bikes. It was agreed that the traffic was impacted on by road works at the Red Lion in Swarthmoor. This volume of traffic in a 45 minute period indicates the need for an analytical assessment of the volume of traffic using the junction. The traffic survey did not include traffic turning from the A590 onto Pennington Lane.

Concerns raised by the community –

- Many members of the community did not know about the proposals until a leaflet was posted through the door by a member of the Liberal Democrat party.
- The proposed new build sites covers large areas of agricultural land which is used for grazing stock and production of hay, straw and silage, and supports a thriving natural habitat.
- The sewerage system is already under pressure. Sewerage from High Carley to Urswick Road (Ulverston) is pumped twice a week.
- The A590 is already a very busy road – identified as the 2<sup>nd</sup> busiest road, behind the M6, in Cumbria. Turning onto the A590 from Pennington Lane and Main Road (Cross-a-Moor), Rufus Lane, Park Road and Fox Street (Swarthmoor) is extremely difficult, especially at peak times between 7.20am – 9am, and 3pm – 6pm when residents are travelling to and from work, and

taking, picking up, children to school. The proposed build of 35 houses in Swarthmoor and 120 houses at Cross-a-Moor will increase traffic volume of traffic by approx. 250 vehicles. This increase will inevitably increase pressure on already busy junctions. Anecdotal evidence from residents describes how it can currently take 10-15 minutes to turn onto the A590, particularly at peak times.

- The A590 is the only route to Barrow-in-Furness, as well as the main Furness route to Workington. The route becomes congested very quickly when there is an accident or road works, or as is sometimes the case, both. Travellers from the Barrow-in-Furness area are regularly affected by road works which makes travel to the Lakes District, Kendal and M6 very frustrating when travelling to and from work. A new build programme will inevitably affect travellers, along with the road works which regularly afflict those wishing to go about their business using the A590.
- Access around the Rufus Lane area, leading onto Kingsley Avenue, is already difficult due to the number of cars parked by existing residents. Access for the emergency services must be considered in an area which is already heavily used by residents.
- There has been significant subsidence along the proposed sites for new build; the area has a significant number of mines which can be evidenced through support structures and subsidence in the local area.
- The community is served by one local school – Pennington Church of England School, which is already over-subscribed. There will inevitably be an increase in demand for school places from new residents. Where will these school places be found? If the school is unable to accommodate any more pupils, school places will be offered in Ulverston schools (where there are currently places available) which will lead to an increase in the volume of traffic trying to exit the side roads onto the A590, at peak times, to get the children to school.
- Many children walk to school, safety of those children will be severely compromised during any building works and increase in volume of traffic through both routes- Pennington Lane and Rufus Lane.
- Swarthmoor is a village, Cross-a-Moor a hamlet. Increasing the volume of housing will lead to the area becoming one large housing estate. Swarthmoor has already felt the impact of growing ever larger through new build which has impacted negatively on the ‘village’ feel of the community. The spread of Swarthmoor into Cross-a-Moor will only add to that loss of a village community.
- The semi detached houses along Ulverston Road were purposely built with long front gardens and short back gardens so that the A590 could be widened if necessary. Any new build at the back of the houses will impose on the privacy of the current residents.
- Kingsley Avenue was built only so far along due to the fall and drainage of the land.
- The areas of Swarthmoor and Cross-a-Moor have already lost their village amenities – shop, post office, pub (one pub remaining). New residents will have to travel into town for their shopping etc, so increasing volume of traffic on the roads further.
- Worries persist that the area will become one large housing estate cut in half by the A590.

- The local employment situation is resulting in young people moving out of the area. Industry is required to support the large number of employees, with a decent salary, to purchase the proposed new build.
- Employment in the area has decreased over the past 20 years, in line with the decline of local industry. Large industry in the area are using more out of town contractors for work, contractors who short term rent in the area, do not purchase a home and therefore do not make an ongoing contribution to the community.
- Local councillors (two have indicated their objections to the proposed plans) will potentially be out-voted due to the much larger number of Kendal based councillors who may not have knowledge or understating of the concerns being raised by the community.
- A huge amount of public money is being spent on this consultation exercise, which could be better spent in these times of austerity
- There is already a lot of housing stock available for sale and rent with local estate agents.
- Another supermarket in the area will further impact on the shops within Ulverston town centre. Many people travel by car, or free bus, to the superstores in Barrow-in-Furness. It is felt that another store will impact negatively on the small shops in Ulverston already under pressure from Booths and Tesco.
- There is already an area for business units established in Ulverston around the old Tannery area. It would make more sense to invest in the area already set aside for small business units than to take up an area like Stone Cross which has already been identified for new build, and which will provide an area which is attractive, with a good situation and aspect for new build houses.
- The flow of traffic along the A590 will be further compromised by the installation of a roundabout at the Stone Cross junction, which goes against the traffic flow measures recently put into place at Tank Square.

Key questions raised by the community –

- How has the proposed development of building sites been communicated to members of the public? How will the increase in traffic be managed safely for ALL members of the community?
- The sewerage system in the proposed areas is already compromised. Will the SLDC carry out an assessment of the effectiveness of the sewerage system? Who will meet the cost of the assessment?
- Will the SLDC carry out an impartial traffic survey to ascertain impact of increased volume of traffic on an already busy system?
- Will the SLDC check historic records to ascertain the sites of mines within the proposed new build sites?
- Why build on a green field site?
- Has the SLDC been in touch with amenity agencies? What has been their response?
- Is there actually a demand for new housing stock?
- Who is the target customer for any potential new housing stock?
- Where is the employment in the local area to sustain the purchase of such a large amount of housing stock?
- Does the council believe that new housing will attract new business to the area?
- Where are the jobs for young people to encourage them to stay in the area?



- Where are the amenities for young people to encourage them to stay in the area?
- We understand that a proportion of the proposed new build must be 'affordable' housing. How many units will be affordable? The proposed sites are areas of outstanding beauty. Potential developers will want to charge a premium for new build in such an attractive area. What does the term 'affordable' mean to SLDC?
- Many residents have purchased their property because of the situation and aspect from their homes. Why should residents, who have paid a premium for these reasons, have their situation and aspect compromised, which will inevitably lead to a decrease in value of their homes?
- Is Kingsley Avenue (Swarthmoor) to be used as a main route to the potential new build sites?
- Has the fall and drainage of the land on Kingsley Avenue been taken into account in the proposed plans?
- Is Pennington Lane (Cross-a-Moor) to be used as a main route to the potential new build sites?
- Water pressure at Cross-a-Moor is already very low, what further impact will new build have on the existing amenities of the community?
- Planning officers in the much larger town of Barrow-in-Furness have identified the need for an additional 50 houses only, why does the Ulverston area need to grow by approx. 1200 houses?
- There is a large area of land for sale at Lindal-in-Furness. Could this land be considered for new build?
- Is the planning office trying to safeguard its own future and employment through identifying such large tracts of land for rebuild?
- Is the proposed new build more about increasing revenue through council tax than about providing housing for local people?

Key actions agreed by the community –

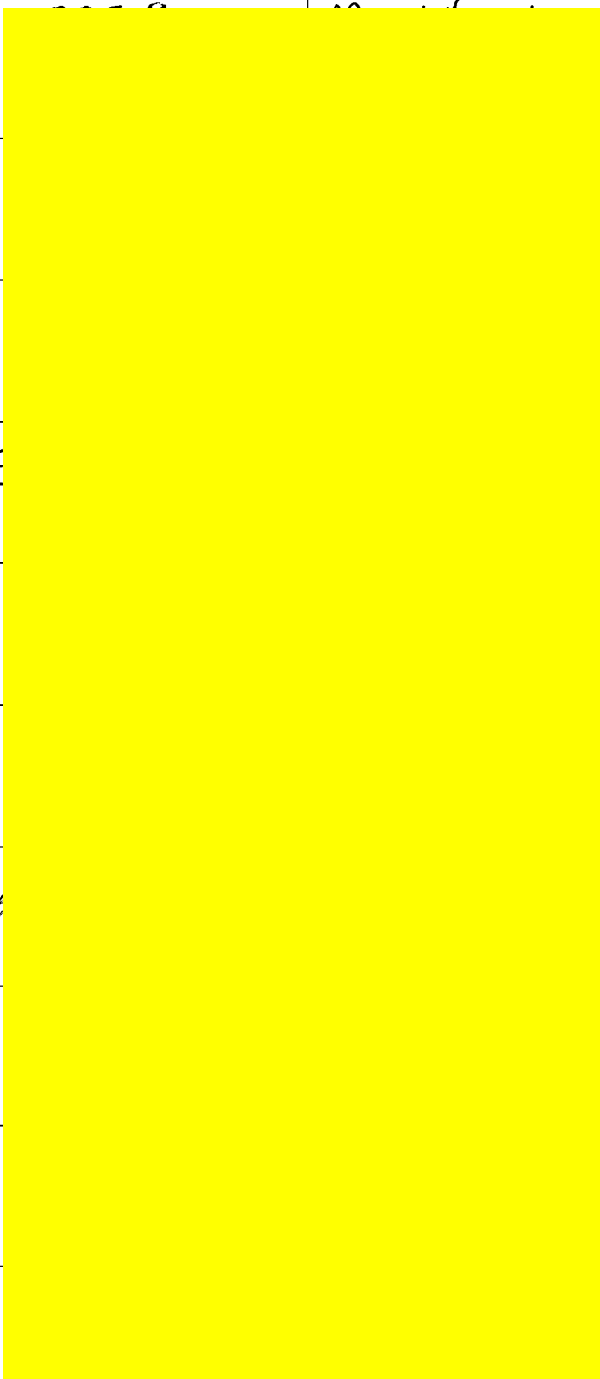
- Minutes of the meeting to be produced (LT)
- Hold another community meeting next Saturday, 2<sup>nd</sup> April, 11, at 11am at Pennington Memorial Hall (CW to book Hall)
- Put together a fact sheet to go out to the community. Include a section on the fact sheet for residents to sign a petition, and the date of the next meeting (LN, HL, LT)
- Members of the community to distribute the fact sheet
- Approach Head teacher of the school, and manager of the nursery, to request fact sheets be distributed to parents
- Invite local press to the meeting
- Invite local councillors to the meeting, including a councillor from the Kendal area and the planning officer (LN, HL, LT)

Meeting finished at 11am. Thank you to all those who attended and agreed to take on an action(s).

**Cross-A-Moor and Swarthmoor community meeting to discuss the  
proposed building plots identified by South Lakes District Council-**

**Saturday 2<sup>nd</sup> April, 2011**  
**Pennington Memorial Hall**

Signing in sheet

	Name	Contact details	Signature
1+2	Marian blinder		
	ROGER ALDUS		
	Jane Willis		
	SAMES AIREY		
1+2	JOHN NOTK		
	Ian Dunstan		
1+2	GRANAM ARNISTEAD		
	A.J. MILLER		
	J.M. Kathleen Miller		
	Shaw's Okell		

	A.D. O'Kell			DC
	A. WOODACE			DC
	P. WOODACE			DC
	F. Greaves			
1+2	TONY SCROGHAM			DC
1+2	K. SCROGHAM			DC
	A. TEASDALE			DC
1+2	WOODSWORTH B. STANDING. E			ling
	B. NEWBY.			S -
	W. SPRY			DC
1+2	S. SPRY			DC
	T. NEWBY			

	C. Slater		
	J. Bunting		DB
1+2	C LAMB		DB
1+2	H. LAMB		DB
	J. Redhead		DB
	D. Redhead		DB
1+2	J. GIBBONS		DB
	E. Jones		DB
	A JONES		DB
1+2	S. HOLDING		
	A Wren		DB
1+2	E Holding		

[illegible]

**Cross-A-Moor and Swarthmoor community meeting**

**Saturday 2<sup>nd</sup> April 2011**

**Pennington Memorial Hall**

**Agenda**

- Purpose of the meeting
- Update on the progress of the actions agreed at the previous meeting
  
- Questions and answers with any council members attending the meeting
  
- Agree the format of the community response, identifying members of the community to work together on the response.
  
- Any further actions.

**Cross-a-Moor and Swarthmoor Community meeting**  
**Meeting 2**  
**Saturday 2<sup>nd</sup> April 2011**  
**Pennington Memorial Hall**

Meeting started at 11.00am.

Please see signing in sheet for attendees.

**Apologies:**

Jackie Cooper - Local Councillor  
Helen Modder - Community Police Officer  
Alastair McNeil - Planning Office  
Iain Withington - Planning Office  
Caroline Airey - Local Councillor  
Cath Whittaker

**Welcome to:**

Janet Willis - Local Councillor  
James Airey - Local Councillor  
Evening Mail reporter

Lorraine Thompson opened the meeting by welcoming all who had come along at such short notice.

LT went through the minutes of the previous and how actions had been met, and read through the response from the planning office. Please let LT know if you would like a paper, or email, copy of the minutes and/or planning office response.

Questions and issues were raised with the council representatives present -

A question was raised over house boundary (Kingsley Avenue) on the deeds by about 5ft into the field. The resident is to check her deeds.

Affordable housing - there is a standard definition of income - mean income is £27,000 per year. Maximum on low income family concern is £11.5K. It was felt that any new build houses would be unaffordable for many local families and young people, and that the prime sites identified

would attract the building of much bigger executive homes, which would drive up the costs of affordable housing.

We would like the SLDC to state if/how they have liaised with the other regulatory bodies.

Can we have the details of how they will manage the traffic?

The SLDC website identifies that the council owns a large amount of land (owned by the rate payers). Has the SLDC thought of using this land stock?

Issues around access to the sites remains a major concern. 36 cars parked at Kingsley Avenue last night - a typical number of cars. Access to the A590 can take up to 15 minutes, particularly at peak times. The area is also badly affected by tailbacks due to road works and accidents, and as the main trunk road is the only route in and out of Barrow in Furness.

The situation of any mine shafts and the seam of sand also remains a concern, it was reported that the existing council houses already have a steel structure under them.

The community would like to know how the proposed development sites have been investigated. A comment indicated that United Utilities have stated that there are no concerns with the land. What type of land surveys have been carried out to ascertain this?

The proposed plan states the new build is appropriate because there are 2 good playgrounds in Swarthmoor - both of which are on the opposite side of the A590 to the proposed new build sites.

The local primary school is over-subscribed. To grow the school further is unrealistic when the County is looking at closing schools.

**Allan Teasdale** has been involved since the inception and explained the history and finer details of the proposed sites to the community members. Information is available on the SLDC website, Allan handed out an sheet with website addresses and contact details. The piece of land is known as RN109M - Original plan was for one strip of houses from Cross-a-Moor to the first bungalow at Ulverston Road. Then all land offered from Rufus Lane to Pennington Lane, land down to Urswick Road was



offered. Some pieces of land rejected, others kept for emergency offers. The part left is RN109M - from Cross-a-Moor to Kingsley Avenue. Consultation on the council website, due to a lack of responses the council officer is under the impression that there are no objections. Allan explained how residents can register - see sheet.

Urge residents to do this sooner rather than later.

Request to the councillors to extend the deadline date for the community response, Councillor Airey explained that this is not a realistic request to make and urged all members of the community to put in individual responses to the SLDC as this will carry more weight than a single community response.

Area in Ulverston - the Ulverston Parish Council has put in an objection. You can comment about any bit of land.

CL asked for guidance on how best to challenge the proposals. Both councillors said that the concerns we are raising are valid and that we are going about things in the right way. Raising our concerns through the consultation response process is paramount and they urged individuals to respond along with a community response.

Councillor Airey outlined how the planning development and applications are processed. There is a plan for 6000 houses in the South Lakeland District - too high and not feasible.

Conservatives will tear up the development framework and will be included in Conservative literature.

Jobs should come before houses.

Why build more houses when there are lots of pages of houses for sale in the Evening Mail.

It may be that the houses never come but they are in a long term plan.

Why aren't areas where there is prime land (in Lindal) being considered?

Better to get it turned down at this early stage than to wait and challenge once the area has been identified for development.

**Allan** - As an emerging space, a design brief and condition plan will be drawn up which will be required to be taken on by the developer?

A detailed application will be required from the developer, which if based on the design brief will be very easy to go ahead.

Development brief is imminent - needs to be stopped as soon as possible.

We may not get an extension but will councillors ask again?

After consultation, there will be another consultation round.

Janet - put forward suggestions for alternative sites. Green land can be built on nowadays - land owners can put forward.

There is land available around Swarthmoor.

We haven't got the jobs, the school places, the transport, infrastructure for 6000 houses in South Lakeland district.

It takes 15 - 20 minutes to get out onto the A590 at peak times.

#### **ARGUMENT:**

- Access to the A590 - there needs to be consultation with many other partners
- More housing - jobs, schools, transport infrastructure not there to support the proposed 6000 in South Lakeland
- School places
- Access and Safety
- Do a community response document alongside individual responses - more impact from the individual responses
- A large response from the community can put off potential developers because of the fight that would be put up by local residents
- Any alternative site does not have to be identified in the local area - can be identified in other areas across Ulverston and South Lakes - Easier to build affordable housing in Barrow
- Does the report in the Town Hall state - what an increase in traffic from Kingsley Avenue will impact on the traffic?
- Clarity what affordable housing means? - Very difficult to offer affordable housing in rural areas as 20% lower is not affordable to many local families and young people
- SLDC has been good at delivering affordable housing
- Keen on how does the council communicate with the community
- Could the council develop a database for information to go out be e-mail to those who register,

#### **ACTION:**

- Attend Parish Council meetings - send a community rep so that the community can get up to date information. There has been an assumption that the community are not bothered - when the real issue was a lack of information.

- Could the Parish Council minutes be put into the local Parish magazine?
- District council produce a 3 monthly newsletter and the information was in there
- Are all the houses in Kingsley Avenue in the same position that their boundary extended into the field? - Residents of Kingsley Avenue to check.

**Colin** - offered to meet with members of highways agency - Cumbria Highways - what is the response from the SLDC consultation with the Highways.

**Lorraine Thompson** to ask for information from the Nan Tait Centre.

Meeting with planning officers - volunteers:

John Nott	}	
Tony Scrogham	}	
Colin and Helen Lamb	}	let Jackie Willis know
Anne Wren	}	
Mrs Holding	}	

Invite them to a community meeting - Wednesday/Friday/Saturday - LT

Invite planning officers for a meeting with community or 2 community reps.

- Produce minutes from this meeting.
- Put together a slip of paper with links to the consultation report doc - SLDC website
- Shouldn't be developing on land with one of the most beautiful views in the Furness area. Aesthetic value shouldn't be spoiled - adding land extending to High Carley.
- Impact on value of land - land then fit for building to railway line.

Rough draft of what I put as facts. Moral  
 Before buying this present property we were about  
 to ~~purchase~~ buy a cedar built bungalow known  
 as 'Charmwood' in Pennington Lane which  
 contained a clause by the original owner  
 that no houses could be built beyond him  
 nor ~~behind~~ at the back. Included in the  
 sale was a paddock of land which the then  
 owners said was rented out to a local farmer  
 to  
 back. They had never received rent in their  
 occupancy of Charmwood.

My son, a civil engineer & member of Cumbria  
 Amenity Trust & well acquainted with the  
 mining history of land between here, Lindal  
 advised us not to proceed with the sale

I feel perhaps it is a likelihood  
 that such information would be noted in the deeds  
 as this was also an added attraction to my late  
 husband's interest in the property & the paddock  
 of land & if so would appear to affect the  
 out line of RN109M.

Allan Teasdale

582861

My interest is in the area designated RN109M, adjacent to the A590 between Cross a Moor and Swarthmoor.

I've been involved in this issue since inception more than 12 months ago and have an understanding of the background and progress.

The consultation period ends on 15 April 2011, after which it will be too late to influence the decision.

Everyone concerned about this development should express those concerns through the consultation page on the SLDC website. The link to the relevant page is <http://www.southlakeland.gov.uk/ldf/consultation/>. To submit a response it's necessary to register with the council, by email so that a username and password can be issued but it's possible to read the responses without registering.

The only existing comments relating to RN109M, are those I submitted and as a consequence the council are under the impression that there is no general concern. I should add that Catherine Whitaker has also made a submission objecting to the Kingsley Avenue proposal but supporting RN109M.

To access the comments, open the above link and on the top line of the table, click on 'view responses'. This will open a list of people who have responded but there are dozens of names covering the whole of the SLDC area. My own submissions can be found by scrolling to my name but it isn't possible to identify the particular plots from this list.

The best way to find submissions relating to a particular plot is to click on 'view all responses' and use the search facility. Click 'ctrl-f' and this will open a search box. Enter say RN109M or simply Swarthmoor, and all references will then be highlighted.

I will be happy to assist anyone who has difficulty with making a submission and can be contacted either by phone or email.

If we don't make the effort now, this development will go ahead and there will be no point moaning about it afterwards.

My own view is that R686W, the area off Park Road is by far the best option for Swarthmoor but the Parish Council has raised objections to it. Anyone agreeing with me is perfectly entitled to make a submission relating to this particular area in addition to RN109M.

Friday 25<sup>th</sup> 2011

2.45pm - 3.30pm

6.10

LE1208

+ ~~Tractor~~  
2.45pm Cars coming up cross-a-moor lane  
to A590

~~1~~ 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20  
21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36  
37 38 39 40 41 42 43 44 45 46 47 48 49 50 51  
52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67  
68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83  
2 Tractors 10 push bikes 2 motor bikes

The weather today is sunny if it had been  
raining the traffic would have been a lot more  
There has been more parents + Grandparents + Guardians  
walking back from school today

This survey was done sat in my garden  
at 20 Cross-a-moor  
A Wren

Also traffic lights were on at Red Lion and this  
caused major buildups right up to and past Cross-a-Moor  
junction. Causing problems getting onto A590

**Cross-a-Moor and Swarthmoor community response to the proposed new build sites under consultation with SLDC**

Following the second community meeting, held on Saturday 2<sup>nd</sup> April 11, at Pennington Memorial Hall it was emphasised emphatically by councillor James Airey and councillor Janet Willis that individual responses to the proposed build would carry more weight than a collective response, so, please remember to submit your comments to the SLDC (details below).

In order to do this you must complete the Consultation Response form which is obtainable from the Ulverston Town Hall as a paper copy, or you can complete the form which is available online at [www.southlakeland.gov.uk/landallocations](http://www.southlakeland.gov.uk/landallocations) and email it to [developmentsplans@southlakeland.gov.uk](mailto:developmentsplans@southlakeland.gov.uk) . Alternatively you can make your comments to this address <http://www.southlakeland.gov.uk/ldf/consultation/> . Or, you can write your comments and post to –

Development Strategy Manager, South Lakeland District Council, South Lakeland House, Lowther Street, Kendal LA9 4DL

The reference number needed to identify the proposed site is RN109M, if you know of any other sites which would be more suitable please feel free to let the SLDC know.

The deadline date for these comments is 15<sup>th</sup> April, 2011.

For any further information please contact either John and Linda Nott 582612, Tony and Karen Scrogam 584656, Colin and Helen Lamb 586793, Lorraine Thompson 580982

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For any further information please contact either John and Linda Nott 582612, Tony and Karen Scrogam 584656, Colin and Helen Lamb 586793, Lorraine Thompson 580982

A meeting with the SLDC planning officers was held on Wednesday 6<sup>th</sup> April 11 with a small number of Swarthmoor and Cross-a-Moor community representatives. The main purpose of this meeting was for each individual to make the community objections known. The community representatives will be collating all of the relevant points from the previous two meetings (26<sup>th</sup> March '11, 2<sup>nd</sup> April '11) and this will be going forward to the SLDC as a collective community response. If you feel there is anything you would like to include before submission please contact a member of the team. So, please help and encourage your neighbours to do this. Thank you.

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Lorraine Thompson

Unfortunately planning officers will not be able to attend the community meeting tomorrow morning. However we will forward a briefing note to you later today, responding to some of the queries raised in the notes of the earlier meeting.

We would be pleased to meet with representatives of the community to clarify issues further at a later date, if necessary.

Regards

Alastair McNeill  
Principal Development Plans Officer  
South Lakeland District Council  
01539 717352

Hi Lorraine

Thank you for the invite and minutes from last meeting. Unfortunately I am not on duty on Saturday - however I am interested in attending future meetings but it would be helpful if you could let me have a little more notice so I can change my shift if necessary.

Regards

Helen.

Helen Madden

PCSO 5171

Ulverston Police Station

T: (01229) 848535

T: 07967572330

E: [helen.madden@cumbria.police.uk](mailto:helen.madden@cumbria.police.uk)

E: [ulverstonNPT@cumbria.police.uk](mailto:ulverstonNPT@cumbria.police.uk)

W: <http://www.cumbria.police.uk>

Lorraine Thompson

My Colleague Alastair McNeill in his earlier reply mentioned that we would forward briefing note responding to the main areas of concern highlighted in your previous letter.

Consultation and further information

The planning department maintains a data base of all those that have responded or asked to be consulted during the local development process. All those on our consultation database were notified of the consultation and how to take part / respond back in January. The consultation period runs from 21 January to 15th April 2011. Prior to that all parish councils and councillors were invited to a briefing session where the whole process was explained and put into context of the South Lakeland Core Strategy which was adopted in October 2010, after extensive consultation and an examination in public. It is this document which seeks to address the key issues of housing, jobs and environment. It identifies the hierarchy of towns and villages and sets the overall housing numbers, their distribution and sets a target for new employment land as well as all the development strategy and planning policies for the district up until 2025. This document along with an extensive evidence base can be found at

<http://www.southlakeland.gov.uk/services/environment-and-planning/planning/local-development-framework/core-strategy.aspx>

For those not on the database, we have taken many further steps prior to and during the consultation to ensure that as many people as possible know about the consultation. Several adverts and news articles have appeared in the local press and in South Lakeland news, local radio stations have been regularly announcing in advance the many, very well-attended public consultation drop-in events that we have held (including 4 in Ulverston covering the day and evenings, 3rd February, 3 March, 23 March and 31st March), large displays have been up at public locations such as libraries, Ulverston Town Hall and Coronation Hall and supermarkets around the district telling people about the consultation and how to find out more/get involved/when open days are being held.

Additionally information was contained in South Lakeland News which was distributed across the district and a leaflet was placed with the council tax mail advising about the consultation and how to find out further information including how to respond to the consultation.

One of the large displays has been in Ulverston. It was at the Coronation Hall from 21st Jan - 10th Feb, the Market Hall from 10th Feb - 24th Feb, the library from 24th Feb - 10th March and Booths, 14th March - 17th March and it is now back in the Coronation Hall where it will remain until 15th April (the end of the consultation period). All the information about the consultation, including response forms and maps of the proposals, is available throughout the consultation at Ulverston library and the Council offices in Ulverston.

Furthermore all the information on the Allocation of land process and a large evidence base has been prepared to support the allocations document and the rest of the Local Development Framework and is available on the councils web site on the land allocation page. You can find this by following the link on the home page or by going directly to

<http://www.southlakeland.gov.uk/landallocations>

Here you will find links to view the consultation documents, a summary document and frequently asked questions as well as including the main allocation document, the individual settlement maps and fact files. I would encourage everyone to read the main document as it sets the context and will answer some of your questions. The individual fact files detail the reasoning behind site selection and contain a summary of site specific information

We would encourage as many people as possible to register on the consultation data base. If you would like to be added to the database to be consulted on future LDF documents, contact the Development Plans Team on 01539 717490 or email

developmentplans@southlakeland.gov.uk or register online  
<http://www.southlakeland.gov.uk/ldf/consultation/login.aspx>.

similarly we would encourage individual responses through this route or by emailing  
 developmentplans@southlakeland.gov.uk

#### What does the Allocation of Land Documents do

The Allocation of land process allocates sites for new housing and employment development. This means that there is a presumption that development could take place in principle on a particular site, but any scheme would still have to gain planning permission.

The Document also identifies

- Identifies sites to be safeguarded such as green spaces and amenity spaces
- Identifies sites for community uses
- defines green gaps where there is a risk of Coalescence
- defines settlement boundaries and safeguards existing employment sites

The current emerging options are part of a public consultation on the suitability of sites in principle for future development. Site selection could change depending on people's comments as we go through the process and it is far from set in stone that any given site will go ahead at this stage. Those sites that are eventually allocated when the plan is finalised (expected to be in around 2 years time) will not be developed by the council but by developers &/or housing associations and could be developed any time up to 2025. This in turn will be dependent on developers/housing associations gaining planning permission and whether they feel the market is strong enough to make development viable.

#### Specific questions

Your letter raises many issues which I have grouped together

The star indicates that should the site be allocated a Development Brief would be required. This allows us to work out a more detailed layout and ensure that community needs are met as well as ensuring open space and appropriate pathways are built into the development. Development briefs will be prepared in further detail with the local community. All subsequent planning applications would have to meet the additional requirements set out in the development brief.

There is a Key to the map which again you can find on the allocations page consultation document.

#### Retail

By Stone cross I take it you mean site reference M11M. This has been suggested as a strategic employment site, it is not intended for a supermarket. These are sites which have been identified to help meet the future economic demands of the district. The focus would be on high quality B1 which is office, research and light industry and not retail

We have not had clarification of what measures the Highways Agency would require to enable this site to go forward and as part of this consultation we are seeking their views. CCC highways have stated that a transport plan would be required and this would be carried out by any potential developers as part of the planning application process. In fact no retail site has been identified in this allocation process.

The councils retail policy can be found in the core strategy CS 7.5.

The retail strategy is focused on maintaining and enhancing the vitality and viability of the

town centres as well as enhancing pedestrian and cycle access. Policies will require that proposed developments are of a scale appropriate to the role of each centre through identified need. National planning guidance contained in planning policy Statement 4 details where retail development should be concentrated including a requirement to identify sites suitable for retail development in the centre or failing that on the edge of centre where a need for such development has been identified. **Annex B clearly states that the centre for a retail development constitutes the primary shopping area.** Included in the allocations of land consultation is a retail topic paper. This identifies the primary shopping area and defines the town centre boundary which is important when considering new office and leisure development. We would welcome any comments on these proposals as part of the consultation.

#### Traffic and infrastructure

As part of the selection process for the current emerging options we have consulted with statutory consultees. This includes Cumbria County Council, the Highways Agency, the Environment Agency the National Grid, United Utilities, and Natural England to name a few. As part of the consultation they are again invited to respond. Their responses are documented in the settlement fact files. Following the consultation process further more specific feedback will be requested to provide more information on the issues that have been identified through out this consultation.

#### Affordable housing

Affordable housing provision has been identified as a key requirement across the district, the increased supply of such to purchase and rent is a corporate objective of the Council.

The core strategy states that on all schemes of nine or more in the principle/ key service centres and three or more dwellings outside these areas no less than 35% of the proposed dwellings are affordable. Affordable housing is made available solely to those in need at an affordable cost for the life of the property and for only those that meet the requirements of a local connection. Guidelines state that affordable housing should be at a cost low enough for people to afford, determined with regard to local house prices and incomes. This includes homes to purchase and rent. To that aim the council restrict the price of affordable housing to purchase and registered social landlords set rental prices. Affordable homes are provided by housing associations and private developers often in the latter case by cross subsidy from open market housing. The prices set depend on the mix proposed in individual planning applications and relation to size and tenure. Generally a one bed flat is in the region of £70,000 and a three bedroom house is between £110,000 and £130, 000 initially. This allows each scheme to be affordable across a range of income brackets for prospective owners/ tenants and viable for developers. The difference between this price and the actually open market value represents the percentage discount given to the dwelling and it is this discount that remains in perpetuity keeping the house affordable for a range of people.

I hope that you find this information helpful, but please do not hesitate to get back in touch should you feel I can be of further assistance. As Alastair has stated we would be pleased to meet with representatives of the community to clarify issues should you feel it is necessary.

Regards.

Mr Iain Withington BA (Hons), MSc  
Development Plans Officer  
Affordable Housing Officer

South Lakeland District Council  
Development Strategy  
South Lakeland House  
Lowther Street  
Kendal

LE1208

Cumbria  
LA9 4DL  
Tel Direct Line (01539) 717359  
Tel 01539 733333 Ext 7359 / 7333

Dear Colleagues,

Members of the Cross-a-Moor and Swarthmoor communities have met to discuss the proposals put forward by the SLDC regarding areas for building new houses. The members of the community have voiced their significant concerns about these proposals and have identified a broad range of questions they would like to raise with their local council representatives.

The members of the community have agreed to hold a further meeting to agree on a community response to the SLDC, and would like to extend an invitation to you to attend.

The meeting is being held on Saturday 2nd April 2011, at 11am, at the Pennington Memorial Hall. We appreciate this is very short notice - we are keen to get as many views as possible to inform our response by the deadline date.

I'm sure you will appreciate the anxiety these proposals have caused within the community, and it is particularly important to the community to have a clearer picture of the proposals and to address this issue at a time when local elections are due to be held.

I have attached a copy of the minutes from this meeting for your information. If you have any questions prior to this meeting please do not hesitate to contact one of the concerned residents -

John and Linda Nott - 01229 582612

Colin and Helen Lamb - 01229

Cath Whittaker - 01229

kind regards,

Lorraine Thompson, on behalf of the concerned residents of Cross-a-Moor and Swarthmoor

Hi Lorraine. Thanks for the email unfortunately because of ill health I cannot attend the meeting, however I am very impressed with the start of your campaign regarding the proposed housing development in Swarthmoor. I agree with all in your report. Again because of my ill health I am not able to stand for the coming elections, having said that, County Councillor Janet Willis is standing in my place and is an exceptionally hard worker. I hope she is successful in her election as she is very concerned and knowledgeable on highway/road/safety issues. Taking the above into consideration I will do my utmost by phone/email to assist you and support you in the future.

It was nice that so many people came to the meeting I hope you have more this time. As it is a development/planning issue the parish council will be very much involved and should be attending your meetings, also the local PCSO as Helen is very aware of road safety issues regarding the school. The other District councillor for this area is Caroline Airey the wife of James Airey.

The following Phone no. and or email addresses are below.

The clerk of Pennington Parish Council is Christine Braithwaite Phone no. 584338  
email. nisandchris@yahoo.com

PCSO Helen Madden Phone no. Ulverston Police 848535  
email Helen.madden@cumbria.police.uk

County Councillor Janet Willis Phone no. 07976763067  
email janet.willis@greenoddpn.plus.com

I do not have an email address for Caroline but you could reach her through James.

I hope this is of some help? please get in touch if I can help any further.

Warm regards Jackie Cooper.



Please do edit this piece as you feel appropriate , thanks, Lorraine.

Members of the Cross-a-Moor and Swarthmoor communities have held two meetings on consecutive Saturdays (26<sup>th</sup> March and 2<sup>nd</sup> April '11) to discuss the consultation exercise being carried out by SLDC regarding proposed sites for new housing developments. The meetings have been well attended with representatives from both Cross-a-Moor and Swarthmoor.

At the first meeting attendees raised their concerns, anxieties and questions about the proposed new build sites.

The main areas of concern were –

- Increase in the volume of traffic using the local lanes to access the A590 – an already very busy main road which has been identified as the second busiest road in Cumbria after the M6. There is significant concern about access to the Kingsley Road area, an area which already has a volume of traffic. There is also concern about the length of time it already takes to access the A590 from the side roads and lanes in the area. Further traffic is inevitable from any new built sites and will further impact on the length of time taken to access the A590, and will significantly increase the risk of accidents in the area.
- Impact on the local environment, including an increased pressure on the utilities of the area. The sewerage systems in the local area are already under pressure, with the sewerage point on Urswick Road requiring clearing twice each week to prevent spillage. The water pressure at Cross-a-Moor is very low, further new build may further impact on this.
- Local geography – the proposed sites are situated on known mine shafts, and a seam of sand which has affected house building in the past and has caused subsidence of some properties.
- An increase in the demand for places at the local school, which is already oversubscribed, with little capacity to increase the size of the school further. School places would be allocated in the next nearest school – i.e. Ulverston or Dalton, which would place more cars on the road at peak times, and add further hazards to those children and parents who walk to school using Pennington Lane and Rufus Lane.
- Demand for the local housing – there is a need for affordable housing in the local area, but the main area of concern was the definition of 'affordable' and 'local'. The proposed sites offer prime views on prime building plots. Any builder applying for planning permission on such land would wish to take advantage of such a beautiful location, which would surely be reflected in the type of houses built, and the costs of those houses. It was also pointed out that there are many properties for sale in local estate agents, so is there really a demand for so much housing in the local area?
- The local jobs market is not as buoyant as we would like. There were concerns around the fact that houses are being built before jobs are being created. The community present felt the priorities should be the other way around.
- The land allocated is prime agricultural land which is utilised as land for stock and silage/hay production. The land is currently housing sheep and lambs. The area identified on the plans is not a redundant land.

The community held a second meeting to which local councillors, planning officers and the Evening Mail were invited. Local councillors James Airey and Janet Willis

attended and were able to offer advice, information and guidance on how to proceed with raising the concerns and objections with the SLDC.

Apologies were recorded from the planning officers, however, a meeting with a small number of community representatives is being held on Wednesday 7<sup>th</sup> April 11. The community had hoped to hold a full meeting with planning officers, but due to time constraints and work commitments, a meeting was offered at short notice. Those present will feed back from this meeting at a later date.

Members of the community have been urged to complete the SLDC response form which can be accessed through the SLDC website, or by completing a paper copy which can be obtained from the Town Hall in Ulverston. We have been advised that responses from individuals will carry much more weight than putting in a community response only. We would urge all interested members of the communities to put in an individual response to record their objections or support for the proposed plans, and with their ideas for any suitable areas for house building.

# Angry residents told to make individual objections

A GROUP of residents opposed to housing plans for their community have been held in a stand-off with a state official.

Collopy, who was also present, addressed a packed meeting of residents concerned about the new build sites proposed for the Swarthmore and Cross-a-Moon areas.

Cliff Abern said he was strongly opposed to the

...for new housing  
...and  
...for action with  
...April 15 deadline  
...the construction period  
...at least three years  
...at times  
...aid. It  
...have long  
...responses  
...community  
...South  
...the  
...the

[illegible]

They also suggested that "worn areas" more suitable for new homes than the ones quibbled in the district council's original decision.

Although not yet the meet-  
ing of the minds of the  
two, Alister McNall, a  
S&P's principal corporate  
officer, says a "sub-  
stantive" meeting  
is planned for the near future. McNall says that any decision  
will go ahead if the

