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**From:** C Carr [mailto:]  
**Sent:** 17- Feb- 11 22:24  
**To:** Development Plans  
**Subject:** Fwd: Local Development Framework - Holme Village

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From: **C Carr**  
Date: Thu, Feb 17, 2011 at 10:22 PM  
Subject: Local Development Framework - Holme Village  
To: [developmentplans@southlakeland.gov.uk](mailto:developmentplans@southlakeland.gov.uk)

Dear Sirs,

Having considered the proposed possible sites for future development in Holme village I write to lodge my concerns.

Holme is a lovely village where I have been happy to live for the past 20 years bringing up our two children, now grown up. My daughter has moved back into the village where she hoped my two grandchildren

could enjoy the same quality of childhood she had experienced.

I hope the village continues to prosper and in these difficult times I understand that some further development

will be necessary but I am concerned that if all the proposed sites were to go ahead not only would the village be spoiled

but that there would be an overload of properties that wouldn't be sold.

My thoughts are many fold, but mainly derived from the fact that for the past 5 years I have worked locally in estate

agency and though I don't consider myself an expert I am very aware of the housing market, people's wants and needs as to where they live and more recently their ability to purchase a home in South Lakeland.

I agree there will be a continuing need for more housing in the future, with fragmented families and more

people being sole occupiers and the supply of 'affordable homes' is commendable however on any given

development there is only a percentage of affordables with the remainder being way out of the reach of

most locals. In the last few years, whilst lending still continues to be difficult, even the affordable properties

aren't being snapped up as they always did previously. Young buyers can't raise the high deposits lenders

demand and in many cases lenders are now shunning away from financing local occupancy affordables

because they deem them high risk because of restrictions on re-sale.

My own daughter bought a new build on Pear Tree Park three years ago and her and her neighbour lived

on an empty building site for 18 months before any further plots were sold, thankfully uptake of the current phase

is now complete but with lending now even more difficult despite what the banks and press tell us I can

only expect that the same will continue for quite some years yet. There is no easy fix to the current economic climate and the mess the banking system has dropped us in.

My other concern is the proposed mixed residential and employment sites suggested next to Holme Mills etc

What does this mean ? That they expect that a buyer would want to live next to an office or industrial unit ?

Or indeed that a lender would borrow against it ? I speak to people daily gathering their thoughts following them viewing potential properties and know full well what their feedback would be had they viewed a house in that sort of environment ! I understand that employment sites would in essence provide opportunity for jobs but I am not convinced that so many more are required in such a small area when there are already many standing empty because of failing businesses. The fact that they are in such close proximity to existing residential homes is not acceptable, if any further employment sites are required then make them next to Elmsfield units on Milnthorpe Road rather than encroaching unfairly on established homes. Don't get me wrong, I am not opposed to all development but the scale which is being suggested is over kill.

I have already lost committed interest on one property my company is marketing in the village because the expected buyer got wind of the proposals and fears the property will lose value in coming years because of the possible change in the nature of the village and the village as it is currently is what attracted them in the first place. I fear this could be the opinion of others ! 150 plus in Holme compared to 180 odd in Milnthorpe doesn't seem proportional taking into consideration the facilities and infra structure that Milnthorpe has in comparison to our little village. There may be reasonably large free sites within the village but getting in and out of them would put huge pressure on the small country roads. Not only that it would decimate the very thing that makes the village so attractive. I know from my work that people want a small village with a school that doesn't have huge classes so their children get better attention. The school must be nearing its maximum already without it being over developed on the current site. And what of the villages service structure, I understood that the current upgrading of the water treatment works could still only accommodate the further phase on Pear Tree Park that we all know will go ahead.

Can I ask is there any planned public meeting in the village whereby opinions can be voiced with Parish Council etc

Thanks  
Chris Carr

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