

FCEM207

From: James Edwards []
Sent: 07- Sep- 11 21:03
To: Development Plans
Subject: South Lakeland Land Allocations - Comments

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr Hudson,

Please find my comments with regards to the South Lakeland Land Allocations, specifically the proposed alternative site at Beetham & Slackhead (Site Ref RN233#).

Within the published document "Allocations of Land DPD Discussion Paper" on your website it quotes the following: "A central requirement of the Core Strategy is to provide sufficient housing and employment land to meet both statutory requirements in the Regional Spatial Strategy and the Council's objectives for increasing the supply of affordable housing and developing the economic base."

. This land is a prime location within Slackhead AONB and is supported by the fact that the average house price on High Cote Lane over the past 7 years is £480,583* (6 properties) and on Leighton Drive this is £392,333* (3 properties). Any housing on this land is a likely to be at inflated prices due to its location and therefore how could this be consider as suitable affordable housing. Houses in this area far exceed the South Lakeland average price of approx £224,000+ and can't really be considered as 'affordable housing'.

. There is an ongoing water pressure problem in the area. We currently have an open and unresolved issue with low water pressure which was first reported in spring 2010 and again on 3rd May 2011. The current engineer is Oliver Roberts of United Utilities and a pressure logger is now installed on the nearby hydrant. work order number = 026153. This issue is still ongoing.

. There is no bus service in Slack Head and so any additional housing will bring additional cars. The current access is via single lanes and is unsuitable for high traffic volumes at peak times such as school run or work. Without heavy investment in local amenities then I can't see how this will help increase the economic base of an area.

. The additional housing will impact the AONB due to the location high on the hill and visible from miles around.

. At the rear of High Cote Lane is a limestone outcrop which is part of a limestone pavement area linking through to the Fairy Steps. Developing on a green field site and potential limestone pavement area for affordable housing is not in the interest of conservation and the AONB.

I therefore believe that the points raised do not meet the 'Core Strategy' for the South Lakeland. We trust all these comments will be taken in to consideration in any decision making and look forward to hearing from you soon.

FCEM207

* source Rightmove

+ source England & Wales Land Registry

Yours sincerely,

Dr J A Edwards & Dr K A Parrott-Edwards

This email has been scanned by the MessageLabs Email Security System.
For more information please visit <http://www.messagelabs.com/email>
