

FCEM262

From: pete sexton []
Sent: 08- Sep- 11 22:19
To: Development Plans
Subject: Comments for inclusion in consultation re land allocation surrounding Swarthmoor Village

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

FAO Development Strategy Manager, South Lakeland District Council.

Please find attached comments as part of the public consultation relating to the multiple site proposals for use of Greenfield land surrounding the village of Swarthmoor.

I only became aware of this proposed development by chance during a conversation with a fellow resident of the Village, who had heard of the proposal from his neighbour. I am extremely disappointed at the absence of "openness" from the council to the people of Swarthmoor who will be surrounded by the proposed development should it be approved.

I understand that only token notification of the general public has been attempted with details listed in the Library and within local newspaper, but it will be no surprise for you to hear that not everyone accesses the Library nor buys the local newspaper, so it leads me sadly to interpret the sharing of details re this proposal has either been deliberately covert or totally mis-managed.

I fully appreciate the temptation to speedily access and utilise the considerable funding available from central government for new housing, I believe that "all that glitters is not gold" and therefore the use of the Greenfield land that surrounds Swarthmoor could prove to be more trouble and even a financial burden in the long term than it is worth.

I have taken the time to openly convey my concerns in the attached consultation response form which I have downloaded from your website - if this is not exactly the correct form, please do not use this as an excuse to exclude it from consideration.

Hoping the Council can demonstrate wisdom and stop the proposed use of multiple Greenfield sites around Swarthmoor Village for housing development that will double its size.

Pete Sexton



Consultation Response Form

Your contact details

FOR OFFICIAL USE ONLY

If you are completing a paper copy of this form please use CAPITALS and BLACK INK.

Your details		Your Agent's details (if you have one)	
Organisation:		Organisation:	
Name: Peter Sexton		Name:	
		Address:	
Postcode:		Postcode:	
Tel: 0		Tel:	
*Email:		*Email:	

*We aim to minimise the amount of paper printed and sent out. Therefore, where an email address is

This response contains pages including this one.

☐

Please tick the box if you would like us to notify you when the Land Allocations Development Plan Document is submitted to the Secretary of State for independent examination and when it is adopted by the Council.

If you have any questions, or no longer wish to be consulted on the South Lakeland Local Development Framework, please call the Development Plans Team on tel: 01539 717490.

Completed forms can be sent to:

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

Comments about suggested site allocations (and other map designations)

Please use this form to comment on emerging options and other sites as they appear on the settlement maps. **Please complete one of these sheets for every response you make.**

Which site or allocation do you wish to comment on?			
Settlement (e.g. Natland)	Map Number (e.g. 11)	Site reference number (e.g. R62)	Other designation – If you want to comment on something that doesn't have a site reference (e.g. development boundary, town centre boundary, green gap) please describe it here
Swarthmoor	Tx bsu n pps	SO439\$, S0216\$, SO217\$, S797TX\$, SO354\$, SO353\$, SO426\$, S796TX\$, SO345\$	The use of brown field sites
Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)			
I do not support the suggested site allocation/designation for the following use(s) Housing other (specify).....			
Please explain your reasons (continue on a separate sheet/expand box if necessary)			

a) The Council's multiple proposals are not suitable for the green field sites surrounding the village of Swarthmoor.

b) The land drainage is poor and frequent flooding is experienced both on the proposed sites and the roads connecting these particularly Main Road. It is my understanding that the extensive development of the housing on Trinkeld estate encountered significant issues with residual water and major drainage work has had to be revisited repeatedly to prevent/resolve build-up and flooding.

Any additional housing development on the proposed sites will escalate this further and will pose a serious threat of flooding to residential properties.

c) At the present time, the connection of the Main Road to the A590 is extensively used by both the local residents of Swarthmoor and others using it as a link road from South Ulverston , Croftlands to the A590 and return.

At peak times the Main Road is difficult to access from properties within Swarthmoor due to the volume of traffic and the joint with A590 is regularly backed-up down Main Road for those wishing to access the A590 and westbound on A590 for drivers seeking to access Main Road.

The proposed sites will double the size of the village and therefore it is realistic to anticipate an adverse impact of the local road infrastructure and increased difficulties of access to/from A590 and Main Road.

d) The junction of Park Road with Main Road has poor visibility for drivers exiting Park Road and this results in the front of vehicles having to partially enter Main Road in order to see if traffic is coming from A590 direction before moving out – The same dilemma re poor vision of the junction exists for drivers approaching from A590 as the road has a slight bend at the point the roads meet.

The proposed housing developments will lead to a significant increase in the volume of vehicles using these roads and therefore the risk of major accidents occurring is amplified.

e) The proposed housing development will result in a greater need for school places and recreational space. The children of Swarthmoor access the following primary schools, Pennington, Lindal and Croftlands and Ulverston Victoria and Dowdales (Dalton) for senior schooling. The doubling of the housing and thereby the population of Swarthmoor will place considerable strain upon these – all of which have limited site capacity for expansion.

As stated clearly above the selection of Swarthmoor as the site for the proposed housing development is misguided and ill informed. Should the Council decide to proceed with it because central finances are available, then I believe it find itself having to invest repeatedly over future years to address the consequences of making such a poor choice of location.

How to suggest sites which do not appear on the maps

If you want to suggest a site that does not appear on the maps **please provide a map** with the site outlined in red. Please state the uses which you propose allocating the site for and explain your reasoning. Also, please include the name of the landowner if known.

Brown field sites with good road infrastructure/linkage to major routes and with natural land drainage

Comments about community facilities in your area

New development can provide benefits to communities through enabling the delivery of improved or new community facilities (for example, play areas, allotments, green space, car parks, traffic management, pedestrian and cycle links, health and education facilities and community centres etc).

Do you think that your area needs new or improved community facilities?

If so, what sort of facilities and where?

Please explain the types of improved and/or new community facilities you feel your community may need in the next 15 years (continue on a separate sheet/expand box if necessary).

Comments about the documents and approach

Please respond here if you have any comments to make about the documents and approach. Please indicate the name of the document, page number, paragraph number or policy reference (where applicable) by ticking the appropriate box.

Please complete one of these sheets for each specific comment you want to make on each document.

Which document do you wish to comment on? (tick one)					
Land Allocations Document* <input type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Scoping Report <input type="checkbox"/>	Retail Topic Paper <input type="checkbox"/>	Settlement Fact File (which?) <input type="text"/>	Other (please specify)** <input type="text"/>
What part of this document do you wish to comment on?					
Page:	<input type="text"/>	Paragraph no:	<input type="text"/>	Policy: (where applicable)	<input type="text"/>
Do you support or oppose this part of the document?					
I support /do not support/support in part this part of the document.					
Please explain your reasons (continue on a separate sheet/expand box if necessary)					

* Note the Land Allocations Document is the main document that includes the emerging site options and maps. It also includes proposals for open space and employment land designation, town centre and retail boundaries, green gaps and development boundaries.

** Other documents include the Interim Consultation Statement, Appropriate Assessment Screening Report and the South Lakeland Gypsies, Travellers and Show People Accommodation Study (Final Draft).

Thank you for your views and suggestions. Electronic copies of the form can be downloaded from www.southlakeland.gov.uk/landallocations