

To: developmentplans@southlakeland.gov.uk

SOUTH LAKELAND LAND ALLOCATIONS - FURTHER CONSULTATION EXERCISE

Response from Milnthorpe Parish Council to the following:

- (1) **Whether the Land Allocations document should cover a shorter period to an earlier end date**, for example to 2020 instead of 2025;
- (2) **Whether sites for development should be allocated in small villages and hamlets** or whether the policies in the Core Strategy or neighbourhood plans would be a more appropriate way of meeting needs in small settlements and the countryside.
- (3) **Alternative sites** proposed by people responding to the recent Land Allocations consultation (ie alternatives to those put forward by the Council as Emerging Options).

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- (1) The Council members are in favour of the proposed shorter period believing it will be perceived by the public as being more relevant to their lives.
 - (2) The Council is not in favour of allocating sites in small settlements and prefers the use of adopted policies in the Core Strategy or neighbourhood plans. Small settlements include the Ackenthwaite area of Milnthorpe.
 - (3) Sites R138, 656, 98, 305, 43 and 323 are rejected by the Parish Council as inappropriate – see (2) above. In addition they are badly served by infrastructure: pedestrian access to the services of Milnthorpe is along narrow and unsuitable pavements.

Site RN281 does have some potential being closer to the services of Milnthorpe. However access along the single track Haverflatts Lane would be difficult without road widening.

Site R471 has, subject to the owner's wishes, housing potential for a small infill development appropriate to the setting.

Site R318 is interesting. It includes a distinguished pair of houses with large visible garden area, some current planning permissions and a rather run down inconveniently placed small employment site. There is great potential for an interesting riverside development here provided it enhances the existing attractive entrance to the Village.

Site RN42's use as an access road to site R462M would be an uneconomic use of land considering R462's distance from the existing Crooklands road. An additional junction at this point would not be considered safe or desirable.

Attention is drawn to the constraint on significant development in the Milnthorpe area caused by the United Utilities pumping station capacity limit.

The Parish Council also wishes to emphasise the lack of new patient capacity at the two Village Surgeries. This was noted in appendix 3A Infrastructure Report (2009) page 51 and subsequently confirmed by Stephen Ottewell in July 2009 that:

‘necessary infrastructure should be provided before further development is permitted’.

Milnthorpe Parish Council 08/08/11