

Re. Proposed development sites nos. RN229 and EN 49

We wish to place on record our objection to the above proposed development sites for the following reasons:

Cark in Cartmel and Flookburgh are very separate villages each with their own individual historic heritage. The proposed development of site RN229 would effectively merge these two distinct villages resulting in the loss of their respective individuality and unique character. It would also obliterate the green belt which currently separates the two villages.

The proposed residential site is almost the same area as the current developed area of Cark in Cartmel, so to potentially about a development comparable in size to the existing village of Cark is both impractical and inappropriate in the present and medium term economic climate of low growth for the foreseeable future.

The site is on a hillside which means any development would dominate the landscape and create a feeling of being overlooked for a considerable number of residents who currently have a rural aspect.

There is insufficient local employment to sustain housing development on the scale permitted by such a large land area. To create a large housing complex would place a considerable burden on an already overloaded infrastructure, specifically roads and schools. The majority if not all of the employment would be out of the area which implies increasing the number/volume of commuters, something which the Council should be seeking to prevent rather than enhance if it is committed to reducing its carbon emissions. Of particular concern is the impact on sewerage and surface water drainage as well as the already parlous condition of the road infrastructure.

It is also questionable whether enough local demand for new housing exists to justify a development of this size, especially bearing in mind the number of properties in the Cartmel Peninsula that are now providing second homes and/or holiday lets.

With regard to site EN49 it is not apparent how more than doubling the available space would cause new industries to take up space on this site. The existing egress has very poor visibility and the options to improve this would seem to be limited, especially if the provision of an additional road junction associated with proposals RN229 and ON44 are allowed to proceed.

If the housing development is approved we would wish to see at least a third of the houses being reserved for local occupancy with a 45% discount on the purchase price and a permanent covenant that the properties remain solely for local occupancy in order to prevent speculative purchase for second homes/holiday lets which have a detrimental effect on the local economy.

