

10 AUG 2011

Dear Mr Hudson

6.8.11

In reply to your letter (dated 28.7.11)

I would like to make the following points :-

I am broadly in favour of the alternative sites put forward by residents but stunned by the NEW proposal from Story for >70 houses off Pangloss Road. The number of houses here alone is almost equal to the SLOC target. Will this development be as well as the SLOC target or instead of?

Reading the story report [shrewdly crafted to give a one sided view & gloss over any problems] I see many inaccuracies.

On page 3 it refers to Levens as a well connected local service centre. There is an unreliable bus service [possibly 2 each way on a good day], there is a part time Post Office [3 half days a week] & all roads are narrow, single track whether from

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Brigsteer, the A6 or A590/591.

Story's claim the lie of the land will protect views out of the village which is quite unbelievable.

The offer of a footpath from Brigsteer Road to Hutton Lane is irrelevant, a red herring & a sign of ingratiating behaviour.

The provision of a special junction at the Eastern end of the development will cause more problems than it solves. Main street is very narrow & unable to take more traffic than it already does, the grass cutting season is a long one & the agricultural traffic [very large & heavy vehicles] will not mix well with a lot of traffic from this huge new development.

On page 5 Story's claim to be able to remove surface water via the Levens Catchment drain. As far as I know this is a private drainage system funded by local farmers etc. Will they be willing to accept Story's extra

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water?

Also story's claim the services & utilities are easily able to accommodate the extra houses. This is a surprise, we get frequent power cuts [albeit of short duration, usually, but they are frequent] & our lights go dimmer when neighbours plug their kettle in.

Finally, on the subject of achievability, who will buy these houses & where will they work & how will they get there?

How many will end up as second homes, holiday lets or just remain empty?

The village is just that - a village - not a small town. The views of village residents need to be taken into account before it is too late.

This land is AGRICULTURAL in its current use. That is important to bear in mind as the world needs increasing amounts of food to

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feed a rising population.

Will these points also apply to the proposal on adjacent land entered by the Pearson family.

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The period covered by the land allocation document doesn't really matter. What does matter is how many houses are to be built. I hope you are not considering shortening the period but still aiming to build the same number of houses.

I feel small settlements & villages should allocate their own land for development according to Parish Council or village plans. GLDC should not override these.