



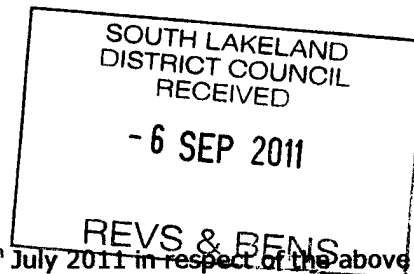
4<sup>th</sup> September 2011

Mr. Dan Hudson  
Development Strategy Manager  
SLDC

Dear Sir,

**LDF Land Allocations – Further Consultation**

Thank you for your letter ref DH/60.12.43 dated 28<sup>th</sup> July 2011 in respect of the above subject.



I have reviewed the relevant list of alternative sites proposed for Milnthorpe and Ackenthwaite together with a map showing the location of these sites, and respond to the 3 questions you have posed as follows:

1. **Alternative sites** proposed by people responding to the recent Land Allocations consultation, etc.

I understand that a green gap is preferred between the two villages but I concur with the proposal to use Site RN42 as a means of access to Site R462M, although my preference would be to cancel the idea of developing the latter due to the steep nature of the site and the possible impact on the skyline, a factor that has prevented development in other local areas. I am also concerned that except to service a small number of houses, possible access to R462M via The Ashes off the A6 is totally unsuitable, and being a long term local I am a strong believer in maintaining the southern village edge as it stands. Furthermore, I am told that the Core Strategy document aims to protect existing urban edges and building on the edge here would be totally contrary to this principle.

In general I would have no objection to the use of any of the alternative sites being proposed for housing development in Ackenthwaite, providing the mix of properties eventually designed were of a style to suit existing neighbourhoods. In so saying, I have read and listened to much comment on the total amount of housing being proposed across the South Lakes and wish to express my own doubts as to the predicted needs. Incorrect projections could have a very serious and irreversible affect on those areas concerned and great care should be taken to release sites only as and when an actual need is evident. I refer to this again in item 2 below.

Of the sites proposed in Ackenthwaite, only R656 and RN281 appear to require further investigation into the suitability of available access routes. For example, the latter is immediately adjacent to Haverflatts Lane which is exceedingly narrow above Dallam School. To the west of this lane is an allotment which is privately owned, but the lane could easily be widened to the east by use of land currently belonging to the school and which, upon inspection, is open and unoccupied.

All Ackenthwaite sites are relatively flat and benefit from good access to other local villages and main roads leading to Kendal, Carnforth and the M6, etc. Housing in these quieter locations may also be more desirable to prospective purchasers, a factor that developers may seize upon.

I would need to learn more about the possible development of Site RN318 in Milnthorpe as the total area of land outlined already includes a number of existing privately occupied dwellings and a small factory. For example, are all freehold owners or tenants in agreement and what format would the development take? Would additional access to the

A6 be required, and along with others I would wish to be assured that the visual impact of any development was compatible with a prime urban edge.

**2. Whether the Land Allocations document should cover a shorter period to an earlier end date, etc.**

For open market housing my answer is most certainly no, as in the first instance I am not convinced of the overall need for this type of additional housing, and in any event, the current economic climate suggests that it would be premature to consider accelerating development. Building should be phased to suit circumstances prevailing at the time; by this I mean to suit the needs of the local community and not in accordance with any enforced/end-dated programmes or at the desire of the developers, which may lead to a further inflow of wealthier outsiders and commuters. In addition, I note that no form of housing can be built in Milnthorpe until the Strand pump station is upgraded, which I understand will not take place until funds are allocated after 2015.

If affordable housing is needed as urgently as many are saying then I would have no objection to seeing suitable sites being chosen for this type of development as a matter of priority. However, are these homes to be rented or purchased? Younger, low income families may still have insufficient savings to fund the latter, but I am unaware of the financial conditions and circumstances applying to such housing. I believe that housing associations are the relevant type of developer for affordable housing, but have the SLDC approached such organisations?

**3. Whether sites for development should be allocated in small villages and hamlets, etc.**

This appears more a question for the small local communities themselves, but as an interested observer I would like to believe that any developments proposed by these communities would be in keeping with all relevant environmental requirements and good practice for the region as a whole.

My approval would also be conditional upon any housing presently allocated to small villages and hamlets not being transferred to my own area of Milnthorpe and Ackenthwaite.

For the record, the views expressed in this letter are those of my wife as well as myself.

Yours sincerely

**BILL HUNT**



SOUTH LAKELAND  
DISTRICT COUNCIL  
RECEIVED

- 6 SEP 2011

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