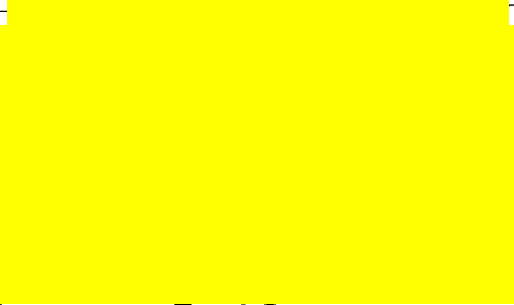




Consultation Response Form

Your contact details

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

	Your Agent's details (if you have one)
Organisation:	Organisation:
Name: Bart & Andrea Donato	Name:
	Address:
	Postcode:
	Tel:
	*Email:

*We aim to minimise the amount of paper printed and sent out. Therefore, where an email address is supplied, future contact will be made electronically.

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.

Land Allocations - Further Consultation

Please use this form to comment on:

1. Alternative sites put forward by respondents to the earlier Land Allocation Consultation (January - April 2014)
2. Time spent of the village (40 minutes per day)
3. The approach to development in small villages, hamlets and the countryside

Please complete one of these sheets for every response you make.
 (Please also note that comments made in earlier consultation need not be repeated.)

1. Alternative Sites

Please let us have your views on the sites which were suggested in response to the previous consultation. (Please note these are not all DC suggestions)

What site do you wish to comment on?		
	Site reference number (e.g. RN2000)	
Sedgwick	RN322	
Please indicate whether you support, support in part or oppose the suggestion that is included in the Land Allocations document (please tick as appropriate)		
Support <input type="checkbox"/>	Support in part <input checked="" type="checkbox"/>	Oppose <input type="checkbox"/>
Please provide your comments below (continue on a separate sheet/expand if necessary)		
<p>We remain unconvinced that there is a need for additional market-price housing in the village when there are always properties for sale but unsold in the village. This is clearly also the view of the council who have consistently removed local occupancy clauses on properties in the village, including one in the last two months which would have made the perfect starter home. If however there is any residential development in the village:</p> <ul style="list-style-type: none"> • There should be a local occupancy requirement. • Building should be in keeping with the village vernacular style. • Number of houses should be very limited with an affordability clause on the majority of any properties. <p>With reference to the specific site identified in the plan:</p> <p>RN322# - Support in part Subject to caveats this location seems much more suitable than the previously proposed sites</p> <ul style="list-style-type: none"> • Generally unobtrusive and would not overlook residences. • With careful landscaping could be blended into the landscape. • Design should ensure access was not dangerous and would not impact on the existing residences. • Design should ensure no light pollution. • We note a buffer being left between the site and Carex farm. We suggest this space is gifted to the community for usage by the village for example as a community orchard or perhaps allotments to ensure no future infilling so that the village derives some benefit and the development as a whole is more sustainable. • In the part of the village that is gritted in winter. 		

[Redacted]	
[Redacted]	
Sedgwick	RN280

[Redacted]		
Support <input type="checkbox"/>	Support in part <input type="checkbox"/>	Oppose <input checked="" type="checkbox"/>

Provide your comments below (continue on a separate sheet if required)

We remain unconvinced that there is a need for additional market-price housing in the village when there are always properties for sale but unsold in the village. This is clearly also the view of the council who have consistently removed local occupancy clauses on properties in the village, including one in the last two months which would have made the perfect starter home. If however there is any residential development in the village:

- There should be a local occupancy requirement.
- Building should be in keeping with the village vernacular style.
- Number of houses should be very limited with an affordability clause on the majority of any properties.

With reference to the specific site identified in the plan:

RN280# - Oppose

While accepting that this would have some of the advantages of RN322# compared to previous proposals this would also retain a number of the disadvantages eg:

- Access problems along a narrow lane
- Lack of access to services
- Well outside the existing village footprint
- Negative impact on the setting of Sedgwick House and the canal
- In the part of the village not gritted in winter leading to dangerous road conditions.
- More traffic in the heart of the village

Which site do you wish to comment on?	
	Site reference number (e.g. RN200)
Sedgwick	ON56
Please indicate whether you support, support in part or oppose the suggestion that the site be included in the Land Allocations document (please tick as appropriate)	
Support <input type="checkbox"/>	Support in part <input checked="" type="checkbox"/>
Please explain your reasons/add your comments below (continue on a separate sheet/expand box if necessary)	

•

ON56# - Support in part
 Subject to caveats we feel this could be highly beneficial to the future economic sustainability of the village.

- We would query whether the site has been fully reviewed in accordance with Environmental legislation as it was not part of the original consultation. Of particular concern would be:
 - 1) Possible impacts via hydraulic pathways on the River Kent SAC
 - 2) The site as mapped appears to include the historic bridge in the field south of Larkrigg Wood. This bridge contains the largest Daubenton's Bat (*Myotis daubentonii*) roost in the area. These bats are a European Protected Species and would be sensitive to disturbance, though with appropriate planning disturbance could be avoided and with suitable design of any buildings on site their conservation status enhanced.
- We would suggest that a more appropriate access to the site would be from the Sedgwick – Natland road than the route mapped as this would be more sustainable because it would:
 - 1) Provide access via a route that would have less impact on the village.
 - 2) Would allow access for any large vehicles that might need to visit the site without having to negotiate the tight bends on Nannypie Lane. We also note that walls along Nannypie lane are already collapsing, and the lane is being undermined by the River Kent, so any increase in large vehicle traffic is likely to be damaging.
 - 3) Would ensure access was along roads that are gritted in winter.
- We would also query if the site was appropriately located as mapped because:
 - 1) Being on limestone it may be difficult to ensure that it holds water (hence concerns re River Kent)
 - 2) The Site as mapped is not flat and might be more difficult to adapt than areas on the East side of the Canal route

To ensure that the village community received benefit from the development we would request that it is a condition of development that the development provide support to the community. For example this might be through a levy on mooring rates that was paid into a community fund or through the provision of facilities for the community.

2. Time Span of Land Allocations Document:

Should the Land Allocations document be period from 2006 – 2025 or cover a shorter period? (Please tick as appropriate)

Please indicate whether you support, support in part or oppose a reduction in the time span of the Land Allocations document (please tick as appropriate)		
Support <input type="checkbox"/>	Support in part <input type="checkbox"/>	Oppose <input checked="" type="checkbox"/>
Please explain your reasons/add your comments below (continue on a separate sheet/expand box if necessary)		

It is pointless reducing the timeframe:

- a) The framework is perfectly sound as is proposed
- b) Shortening the period would mean that the next consultation will just begin earlier
- c) The building on allocated sites may occur earlier rather than later
- d) Any reduction in allocated housing now could simply reappear sooner as part of a future consultation
- e) It simply introduces more uncertainty into the future of the village
- f) Every consultation comes at a financial cost and where this is unnecessary we should be economising

3. Small Villages, Hamlets & Open Countryside

Do you think the future housing and employment land needs of small villages, hamlets and open countryside are best met by:

A. Allocating sites for houses and employment in the Land Allocation Document or

B. Communities and/or developers bringing forward sites for housing and employment for consideration under relevant Core Strategy policies through neighbourhood plans, a village or hamlet plan or other means

Please indicate which of the above options you would support. (Please tick as appropriate)	
A <input checked="" type="checkbox"/>	B <input type="checkbox"/>

Please explain your reasons/add your comments below (continue on a separate sheet/expand box if necessary)

While the consultation has had its flaws the current policy of allocating sites is sound and all that changing to a new system would do is promote unsustainable and inappropriate development based on short term economics.

The free for all approach been demonstrated to be fundamentally flawed by the recent financial collapse of countries such as Ireland and Portugal where this system was embraced. It is also fundamentally contradictory to the sustainable economic growth of this area where the quality of the rural landscape is fundamental to the rural economy and in particular the farming and tourism sectors.

Under sympathetic management the landscape of South Cumbria provides a whole range of ecosystem services which are of great benefit to all who live and work here. The reality is that the only way to ensure that these are maintained is to ensure that all development is sustainable in the long-term and to do that requires the overview provided by the current framework, as influenced by local needs, not one where that overview is lost.

Thank you for your views and suggestions.