

From: gumbria@aol.co.uk [mailto:]
Sent: 13 April 2011 15:34
To: Development Plans
Subject: Local Development Framework Consultation

With reference to the Allocation of Land map for Scales, near Ulverston, I would like to make the following observations about the latest list of *Other Sites Considered*:

The field R61 is a meadow that has not been disturbed for at least 25 years, other than by grazing. It has a steep slope and seems completely unsuitable for housing development. It also provides one of the green spaces in the village.

The two smaller parcels of land R224 and R9 would make the housing at that end of the village even more dense than it is already, rapidly becoming and would create additional parking problems.

The orchard at RN24 and the garden at RN17 would both be difficult to access and would reduce the open aspect of the village.

Overall, the recent building development in the village, including that permitted but not yet commenced, will increase the provision of housing in the village in a way that is disproportionate to the size of the village.

The village has very few amenities, it is due to lose its bus service and has no mains gas. Any additional housing will rely on fossil fuels and will increase traffic as each new house is likely to have, on average, two cars associated with it.

Any further development of the village appears to be unsustainable in environmental terms. There is also a danger that the specific historic character of the village, which developed with farm houses located on either side of the road, with their field systems, radiating away from the road, will no longer be recognisable.

In more general terms I am concerned about the proposed 35/65% split for housing developments, whereby only 35% is going to be 'affordable' for local residents.

Most of the houses proposed in South Lakeland will be built on greenfield sites and under the plans, 65% will aim to attract new people into the area. If, currently open land has to be lost for house building it

might be better to ensure it meets the needs of local people by providing sustainable, affordable housing, rather than risk generating a rush to re-designate open land to increase its potential value.

It is perhaps worth noting that Gales Farm, Scales, one of the areas approved for residential building, although already demolished remains for sale.

Bernard Gummett