

15<sup>th</sup> April 2011

## **SLDC Local Development Framework**

### Response from David Huggett

I am very concerned over the way the Council has carried out the consultation. For the average person in the Council area, the volume and technical nature of the data presented has been totally overwhelming and difficult to understand and respond to in a meaningful way.

I have lived in the area for 26 years and have been a member of Lower Allithwaite Parish Council for at least 18 years.

I support the response from LAPC and the joint response from LAPC and Grange Town Council for the peninsula view of sustainable development. This is a personal addendum to those documents.

### Size & scale of Developments

The opinion of the people living in the villages is we cannot understand why so many houses need to be built so quickly and in such large numbers in rural locations where there is a lack of industry and local jobs. There is an acknowledged need for local housing that our local young families can afford to buy or rent, to enable them to remain in the community in which they have grown up and wish to stay. The local perceived need is for a small number of houses to be built each year (2 or 3) to cater for local needs. The size of developments proposed in the Land Allocation is in excess of what can be filled by local need and would mean the introduction of families from outside. While this is not a bad thing on a small scale previous experience has shown it can be difficult to fill houses when they are built in batches of 15-20.

**All houses built should be for local occupation from the immediate area, and stringent measures should be imposed to prevent the occupation by second home owners.**

Cartmel currently suffers from around 28% of homes, mostly the smaller ones, being in second home ownership and only being occupied for a week or so per year. This has changed the village dramatically over the last 20 years to the detriment of a sense of community. The community spirit is dying. This spirit of community is important to the well being of the inhabitants and helps provide a vibrant environment for the tourist. We do need a number of holiday lets for tourists but these should also be regulated and we probably have enough already.

### Rural Nature & Infrastructure

The Cartmel Peninsular is a relatively isolated area and is served by narrow country lanes. Even the principle road in the area the B5277, which goes round the coast is very narrow at Grange, Allithwaite, Flookburgh and Cark. The large vehicles now needed for deliveries of food etc are unable to pass a car on many stretches. If there is an accident on the A590

between Witherslack & Haverthwaite all that 'A' road traffic is diverted round the narrow rural causing considerable disruption, because there is no alternative route. The local road network is not capable of carrying the increased volume of traffic that will occur if all the proposed houses are built.

Many concerns have been expressed about the capability of the services infrastructure to cope with the increased demand, particularly the foul & storm sewage, not only by residents but mainly by United Utilities.

**The need for increasing the infrastructure capacity should not be allowed to dictate the size of developments undertaken as a result of planning gain offered by the developer for gaining increased numbers of dwellings to finance the buildings and infrastructure improvements.**

### **Tourists**

The Cartmel Peninsular, and the settlements of Cartmel & Grange in particular are now dependant on tourists visiting the area to keep hotels & B&B's viable. If housing numbers increase disproportionately to the existing housing stock it will severely damage the character of the area, the very thing tourists want to come to this area to experience. Cartmel village currently has an inhabited housing stock of around 280 dwellings. The additional numbers proposed (up to 80) will be a disproportional increase and will devalue the integrity of the medieval setting if allowed to be built in one or two stage. Historically the village has grown organically with individual houses built as the local need arose and this type of development should be allowed to continue and be encouraged. Building large urban type modern housing estates in this rural area will ruin the local character.

### **Local Consultations**

The Parish has consulted with residents and all were concerned by the scale of the proposed development and its effect on the local character.

### **Proposals**

The Parish Council have come up with locations and numbers of dwellings it feels would be sustainable for the duration of the Plan. There are local concerns about these proposals, but even stronger ones against any development outside the development boundary. I am particularly concerned about the proposals submitted by Holker Estates for areas RN 15, ON 26 & R 89.

Development on these sites would have the following impact on the village:-

1. The agricultural activities currently carried out at Pit Farm would not be viable and the farm would cease as a valuable food producing facility. It is currently the most productive viable farm in the Cartmel Valley. Jobs would be lost to the area.
2. The character of the village would change dramatically, as would the visual impact on entering the village from the north and the cohesive village appearance from Hampsfell.
3. The fields border the National Park, and if the boundary was different by just one field this proposal would not even be considered.

4. The roads accessing this area are either narrow and in the National Park, or are narrow and come through the village where there is no opportunity for improvement. Development of the type I believe has been proposed would be detrimental to the area.
5. Should a car park be proposed on these areas foot access to the village would not be safe as there are no footpaths and the roads are narrow.
6. These proposals have not actually been published in the public domain and a lot of consternation has arisen as a result.

The community should be consulted about **any** proposed developments at an early stage and proper notice taken of their comments by SLDC.

The community should be sufficiently involved in the development of the next stage of the plan in conjunction with SLDC and maybe with an input from the National Park. We have an active LAP who know the area and this expertise should be utilised.

Yours sincerely

David Huggett