

From: MIKE JACKSON [mailto:]
Sent: 16- Feb- 11 11:27
To: Development Plans
Cc: ; Wilson, Mary
Subject: Land Allocations Development Plan - Allithwaite sites M32 & R79

From the open meeting at the Victoria Hall last week the proposals put forward for Allithwaite obviously met considerable objections. The main issue for most being that it would be inappropriate to have most of the proposed developments in one already congested part of the village.

When the Core Strategy document was released in April 2008 one of your stated strategy objectives was to protect the village's environmental character. At the time I wrote to you advising that if your required housing requirements were to be met in accordance with the strategy objective then developments of smaller sites dispersed around the village needed to be considered rather than large estate style developments. This view was also subsequently put to you by the Parish Council and Allithwaite's Village Steering Group (of which I am not a member).

Although additional sites have now been put forward the same consideration needs to apply. For a village of this size the addition of a further 95 properties is considerable and if the majority of these were to be placed in one area the whole dynamics of the village would be altered and the village's environmental character changed. While appreciating that difficult decisions have to be made to achieve the increase in properties/low cost housing for the village there have been a good number of sites put forward from around the village to assist in this but wonder if these have in fact been given proper consideration

When I put forward the above sites I made it clear that these would only be as perimeter developments but from the responses shown in the land allocations development plan document this does not appear to have been taken into account, these being comments on the fields as a whole. These also include incorrect assumptions. I have given you my detailed comments on the attached response documents and would appreciate your response to the points raised.

thanks

Mike Jackson



Consultation Response Form

Your contact details

FOR OFFICIAL USE ONLY

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

Your details		Your Agent's details	
Name:	M. Jackson	N/A	
Address:			
Postcode:			
Tel:			
*Email:	m.jackson49@btinternet.com		

*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.

If you have any questions, or no longer wish to be consulted on the South Lakeland Local Development Framework, please call the Development Plans Team on tel: 01539 717490.

Completed forms can be sent to:

**Development Strategy Manager
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
LA9 4DL**

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.

This response contains pages including this one.

Comments about suggested site allocations (and other map designations)

Please use this form to comment on emerging options and other sites as they appear on the settlement maps. **Please complete one of these sheets for every response you make.**

Which site or allocation do you wish to comment on?			
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Settlement (e.g. Natland)	Map Number (e.g. 11)	Site reference number (e.g. R62)	Other designation – If you want to comment on something that doesn't have a site reference (e.g. development boundary, town centre boundary, green gap) please describe it here
Allithwaite	31	M32	
Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)			
I support the suggested site for the following use(s) Housing and Open Spaces			

<p>Please explain your reasons (continue on a separate sheet/expand box if necessary)</p>			<p>To be read in conjunction with my overview e-mail dated 16/02/2011. Site put forward for consideration for perimeter development only- views on site do not appear to have taken this into account. Smaller scale developments being the preferred options of our Parish Council and our Village Plan Steering Group</p>
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As owner of this field I put forward this for consideration as a site allocation but in doing so I indicated that this was on the understanding that only perimeter development should be taken into account as the large part of the field with houses backing on to it needed to remain as important open space. The assessment done on this site does not appear to have taken this into account.

In addition incorrect assumptions regarding this site appear to have been made. These are:

1. The field may have a covenant restricting this to agricultural use only. The only covenant I am aware of relates to the access lane which I also own. Access using this lane is restricted by covenant to residential and agricultural use only.

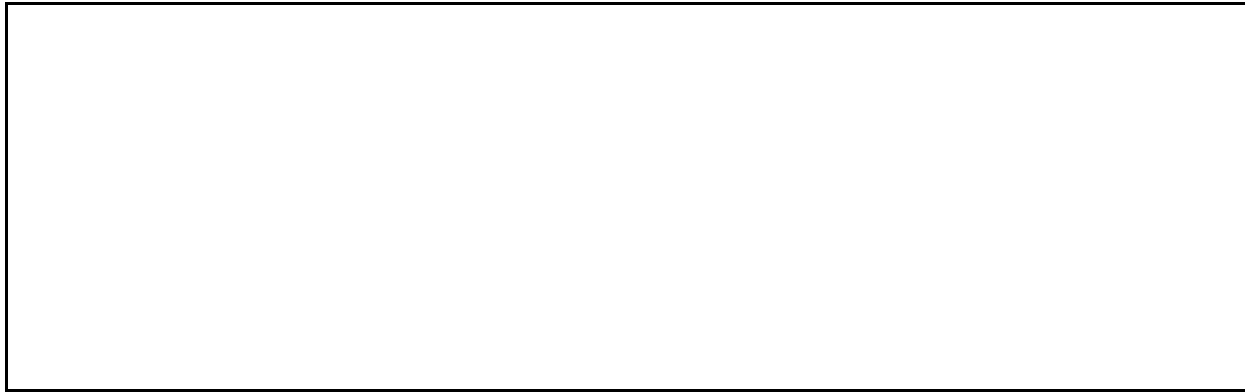
2. The access lane being unsuitable.- this access lane was only put in place 5 years ago and was approved by SLDC and Highways at that time as the actual junction onto the main road had to have a sufficient splay to be able to allow an agricultural vehicle towing a trailer to safely use this access in and out. As far as the bend in the main road to the south of the access lane is concerned this is so severe that the speed of vehicles coming around this corner is restricted so much so that an independent traffic consultant's assessment at the time was that access via this lane would not be a problem.

Site contains prehistoric burials- I don't know where Cumbria County Council have got this from and would like to see this. Are you sure that this applies to this particular field and in particular to the southern end of this field. This field only has a few inches of soil before you hit limestone so there is very little room to bury anything in!

Site R344 on the opposite side of the road already has planning permission so any development issues here must have been acceptable

How to suggest sites which do not appear on the maps

If you want to suggest a site that does not appear on the maps **please provide a map** with the site outlined in red. Please state the uses which you propose allocating the site for and explain your reasoning. Also, please include the name of the landowner if known.



Comments about community facilities in your area

New development can provide benefits to communities through enabling the delivery of improved or new community facilities (for example, play areas, allotments, green space, car parks, traffic management, pedestrian and cycle links, health and education facilities and community centres etc).

Do you think that your area needs new or improved community facilities?

If so, what sort of facilities and where?

Please explain the types of improved and/or new community facilities you feel your community may need in the next 15 years (continue on a separate sheet/expand box if necessary).

Comments about the documents and approach

Please respond here if you have any comments to make about the documents and approach. Please indicate the name of the document, page number, paragraph number or policy reference (where applicable) by ticking the appropriate box.

Please complete one of these sheets for each specific comment you want to make on each document.

Which document do you wish to comment on? (tick one)					
Land Allocations Document *	Sustainability Appraisal	Scoping Report	Retail Topic Paper	Settlement Fact File (which?)	Other (please specify)**
What part of this document					

do you wish to comment on?					
Page:		Paragraph no:		Policy: (where applicable)	
Do you support or oppose this part of the document ?					
I support /do not support/support in part this part of the document .					
Please explain your reasons (continue on a separate sheet/expand box if necessary)					

* Note the Land Allocations Document is the main document that includes the emerging site options and maps. It also includes proposals for open space and employment land designation, town centre and retail boundaries, green gaps and development boundaries.

** Other documents include the Interim Consultation Statement, Appropriate Assessment Screening Report and the South Lakeland Gypsies, Travellers and Show People Accommodation Study (Final

Draft).

Thank you for your views and suggestions. Electronic copies of the form can be downloaded from www.southlakeland.gov.uk/landallocations



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I support the suggested site for the following use(s) Housing			
Please explain your reasons (continue on a separate sheet/expand box if necessary)			To be read in conjunction with my overview e-mail dated 16/02/2011. Site put forward for consideration for perimeter development only- views on site do not appear to have taken this into account. Smaller scale developments being the preferred options of our Parish Council and our Village Plan Steering Group. This site has the backing of our Village Plan Steering Group

As owner of this field I am fully aware of the importance this has as a large open space for the village and have no issues with the categorisation of this (AS 32). The site put forward however (R79) is only a small slice of this field but all the comments/objections put forward in the land allocations development plan document seem to relate to the field as a whole e.g. Holme Lane is already dangerous - Access to this site would not be in Holme Lane it would be from the Jack Hill access road so this is irrelevant

The site would run parallel to the current access road and as such would not have a significant impact on the housing in Holme Lane. As far as the bungalows running down Jack Hill are concerned although the hedge of this field has recently been cut back by myself to encourage lower level growth this will soon return back to it's previous height screening these properties.

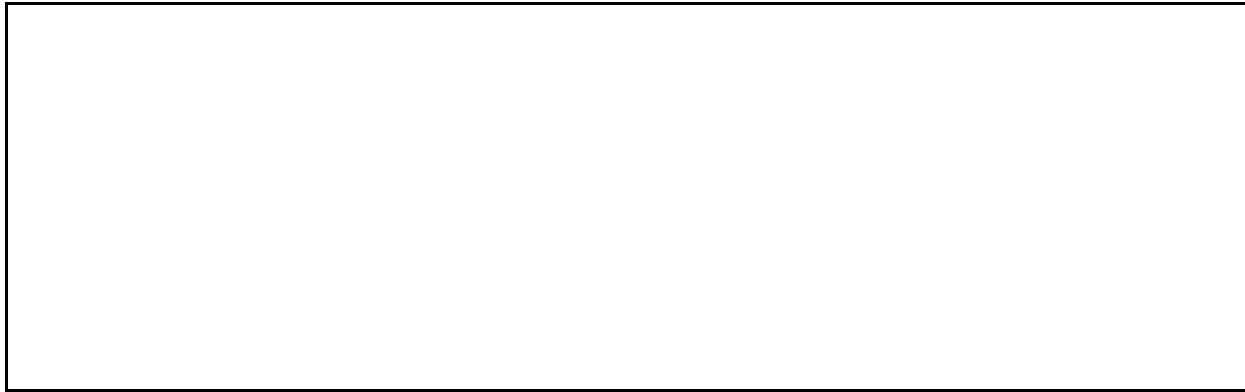
With regard to the views up the field ref. AS 32 from the rest of the village development here would not spoil these views as there is already development on the perimeters here up Holme Lane and in Ridgeway in Jack Hill and in addition there is housing development beyond the proposed site. Even when the hedge is at it's normal height the roofs of the bungalows down Jack Hill are evident.

As a perimeter site any development here can be made in a manner more appropriate to a village setting.

There would also be the opportunity to improve the junction of the access road and the main road at the top of Jack Hill, this currently being narrow with poor visibility

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