

Phase 3A: Draft Development Brief Consultation

Consultation Response Form

Your contact details

Your details

Organisation:	
Name:	Avis Keen
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Your agent's details (if you have one)

Organisation:	
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***We aim to minimise the amount of paper printed and sent out. Therefore, please provide an email address if you have one - where an email address is supplied, future contact will be made electronically.**

This response contains pages including this one (please indicate).

If you have any questions, or wish to be removed from our consultation database, please call the Development Plans team on tel: **01539 793388**.

Completed forms can be sent to:

Email: **developmentplans@southlakeland.gov.uk**

By post to:

**Development Plans Manager
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
Cumbria LA9 4DQ**

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Comments about Development Briefs

Please use this form to comment on the options and opportunities for the development brief.

If you wish, you can accompany your written suggestions by drawing your ideas directly onto a map of the site you are commenting on.

Maps are available from the council's website:
www.southlakeland.gov.uk/development-briefs

by emailing:
developmentplans@southlakeland.gov.uk

by calling: 01539 793388

Or by writing to:

**Development Plans Manager
South Lakeland District Council
South Lakeland House
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Please submit your map(s) along with your completed response form by email or post.

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**Have we identified the right key issues for this site? Are there any we have missed?
What key aspects would you like to see delivered on the site? What do you value?**

All key issues seem to be referred to .

I am particularly concerned about the actual + visual impact on the surrounding countryside + the visual impact as you drive into Holme from Milnthorpe .

I value ready access to walking routes and views to open countryside .

I value village life and community spirit and integration and I don't want this to be threatened by too much development / new build etc - too quickly .

What do you think the overall vision for the site should be?

A sensitive development in-keeping with the existing village + infrastructure .

Providing a balance of housing provision to cater for all ages and family units .

Development Briefs Phase 3B: Issues and Options Consultation

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What do you think this brief should seek to deliver in terms of landscape, open space, green infrastructure or biodiversity?

We have all these things already in the existing greenfield sites. Any development should seek to preserve as much of the original balance as possible by using as much natural stone in the build and by using hard landscaping etc with low visual impact and broken up with green spaces, trees etc.

What approach do you think this brief should take to transport, movement and access into and through the site – including for cyclists and pedestrians?

Cyclists, pedestrians should have their safety needs met.
Road layouts should consider traffic calming measures – no rat runs.
Access etc. onto Milnthorpe Road will have to be managed as traffic entering the village here is often fast moving and the road bends here.

What do you think this brief should seek to address in terms of infrastructure and utilities?

Thinking about primary school provision (as the existing school has been enlarged several times already), about the ability of the existing sewage works to cope. This too has been enlarged but still proves insufficient at times without additional input. Also address problems of drainage + flooding as there are already significant issues for homes on Mayfield and field nearest Pear Tree Farm is a very wet one in places with a spring etc.

Have you any comments or suggestions on aspects of land-use (including housing and employment mix and type), layout and design principles that this brief should seek to promote?

I don't think we need any more play areas as we already have 3 and they are very underused. The one off Mayfield seems the most popular and the 2 on Pear Tree are little used. There is also the large play area next to the school which is by far the one where most children of all ages choose to go.

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Have you any comments or suggestions on community infrastructure and facilities required locally that could potentially be delivered through this brief?

It would be better to develop the site less intensively, allowing for sufficient parking space etc than to try to incorporate additional facilities which would mean that the housing provision is cramped. More could be done with the SHDC public open space. It is not supposed to be used for dogs to exercise but neither is it much used for anything else. It might be nice to provide some peripheral trees / scars etc so that the area could be more of a focal point.

Have you any other comments, including on the Proposals Document?

Please remember the young people in the village who want to find housing that they can afford to live in. Also please try to ensure that houses built aren't used by wealthy people to offer as holiday homes or bought up to rent out for more than it would cost people to pay a mortgage. I know this is probably idealistic but it would be better for the village if you could do as much as you can to address these issues.

Thank you for your views and suggestions.

Electronic copies of the form can be downloaded from: www.southlakeland.gov.uk/development-briefs

Paper copies can be obtained by emailing: developmentplans@southlakeland.gov.uk, by calling:

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