

AE 754



Land Allocations Consultation Room to Live, Space to Breathe

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 (if you have one)
Organisation:	Organisation:
Name: <u>JOHN T. MARSDEN</u>	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 7 pages including this one.

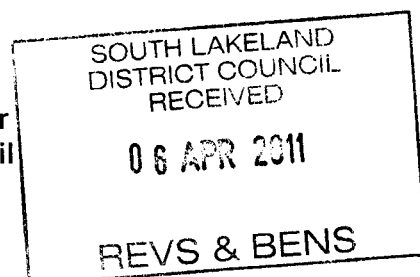


Please tick the box if you would like us to notify you when the Land Allocations Development Plan Document is submitted to the Secretary of State for independent examination and when it is adopted by the Council.

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



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?			
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
MILNTHORPE	4 1 OF 2	R 462M	
Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)			
I support /do not support /support in part the suggested site allocation/designation for the following use(s) Housing /employment/retail/community uses/open space/other (specify).....			
Please explain your reasons (continue on a separate sheet/expand box if necessary)			

Area R462M

I am not opposed to the building of new houses per se, but I have concerns about the type and number of dwellings which may be planned for the above. The proposal to build 96 dwellings on the area of 3.19 Ha (approximately 30 per Ha) would seem to indicate high density social rented housing and flats. This would be most unfortunate for the environment of Milnthorpe Primary School which presently enjoys a pleasant outlook to the east and the ridge-line.

In Core Strategy Preferred Options PO 14 Milnthorpe Functional Area 2025, option 3 states, South East Milnthorpe – The local landform gives a ridge to the east of town which visually encloses the town and limits all views to the east. The existing pre/post war estate forms a distinct boundary with the surrounding farmland. (Page 164). Why disturb this?

In the Milnthorpe Fact File a reference to a study by Gillespies draws attention to the fact that whilst the gradients are steep there may be potential to expand below the ridge-line. However, there are a number of problems e.g. sewer capacity and landscape impact. United Utilities have indicated that investment is required at Strand Pumping Station prior to any development.

It must have taken a considerable number of years to achieve a reasonable socio-economic balance in Milnthorpe. Great care will be required to avoid disturbing this satisfactory situation.

The above comments about suggested site allocations Milnthorpe Map 4 (1 of 2) R462M

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?

YES

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).

NEED FOR EXPANDED GMP FACILITIES, IDEALLY IN NEW PURPOSE BUILT HEALTH CENTRE STAFFED BY CONSORTIUM OF DOCTORS, ETC.

AN INCREASE IN PRIMARY EDUCATION PROVISION IS CLEARLY REQUIRED.

BUS SERVICES INTO MILNTHORPE FROM OUTLYING VILLAGES AND HAMLETS IS EXTREMELY POOR AND BECOMING EVEN WORSE. THIS PROBLEM REQUIRES URGENT ATTENTION.

TRAFFIC MANAGEMENT NEEDS TO BE ADDRESSED.

A NEW COMMUNITY CENTRE IS DESIRABLE.

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)**
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	CORE STRATEGY PLANNING FOR FUTURE
AND OTHERS.					
What part of this document do you wish to comment on?					
Page:		Paragraph no:		Policy: (where applicable)	
44		3.51			
47		3.61			
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

There are doubts about the high number of housing units planned for Milnthorpe. **(Land Allocations –Development Plan Document)**. Emerging Options shows a contradiction, 363 on page 47 (ref. 3.61) and 239 on page 44 (ref. 3.51). This considerable projected need for new housing seems dependent on new business activity which may be questionable; is there still a need for this number of new build properties in this economic climate. Who owns all this land?

In Core Strategy adopted 20/10/2010 under the heading Economy,(ref. 6.3) draws attention to the high levels of employment masking a dependence on low paid and part time work (page 65). This situation in the local labour market is really the fundamental problem here. What is needed is a coherent and determined drive to attract businesses providing employment with a range of higher skilled jobs, thus increasing the value of the local economy. In fact, this must happen if Milnthorpe is not to remain at an economic disadvantage.

In Planning for the Future – Summary Document, January 2011, (page 3) there is a reference to house prices being on average 9 times higher than income even outside the National Parks. This is the direct result of the crazy house price bubble. Consequently there are now large numbers of houses on the market which are not selling because people on low pay cannot afford the mortgage payments. No amount of planning can correct the effect of this market failure in the short and medium term.

THE ABOVE COMMENTS ABOUT THE DOCUMENTS AND APPROACH.