

Wednesday, 16 March 2011

Dear Mr McNeill,

Ref: SLDC Local Development Framework, Land Allocations in Levens

Following the Consultation in Levens on 28th February, I'm writing to object to the scale of proposed development in Levens. It is far in excess of the requirements uncovered by the last Cumbria Rural Housing Trust survey and the size envisaged by the residents when they expressed support for "limited expansion" in their submissions to the Levens Village Plan in 2008. This was a democratic majority of the population, being over 57% of the total to whom questionnaires were issued.

I feel that the routes in and out of the village have not been taken into consideration nor has the amount of extra traffic generated due to the scale of the proposed developments.

One of the items listed at the meeting was the fact that Levens has a bus service, however it was stated in the Westmorland Gazette this week that the Levens bus service will be cancelled. I feel this should be taken into consideration when the final decision is made.

I understand that SLDC has no funds to provide Affordable Housing and therefore will allow builders planning on the provision that Affordables are included in the total number of properties, however it seems that the only people to really benefit from this scheme will be the builders.

When a decision is made I also feel that the current residents should have some kind of input on the design of the properties. Also there should be a provision drawn into the contract that the properties must be sold as permanent homes and not holiday homes.

The area at Scar Brae RN121 / RN121M would be a good location and traffic could avoid the main part of the village. Also at present this area is in desperate need of development of some type. Also this would cause little problems for the neighbouring properties.

RN123 – This location is an eyesore within the village and has been identified by residents as an ideal location for developing. Surely this should be something to be looked into before more properties are just built.

R680LV – This seems to be a site to consider as it will have little impact on the village and is on the access road to the A590.

R142 – I do agree that this site being the view towards the village should not be considered as it was what drew us as relative newcomers to the village. I understand that there is also some type of Royal Covenant on this field that caused problems with the building of the A590.

Also the Greengate House development with a total of 6 new dwellings (planning not yet approved) should be deducted from the total number of properties given to Levens, as should any properties built since to start of the process.

I have no objection to a limited amount of development in line with the Village Plan, but do not wish Levens to suffer excessive growth of speculative development or to become an overspill settlement for needs which originate elsewhere.

I hope these issues will be considered when the decision regarding planning for Levens.

Regards

Heather & Kevin Monks