



# Consultation Response Form

## Your contact details

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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: <b>South Ulverston Flood Action Group</b>		Organisation:	
Name: Julie Swinburne, Chair of SUFLAG		Name:	
Address:		Address:	
Postcode:		Postcode:	
Tel:		Tel:	
*Email:		*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  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
Ulverston East	35	R283/R283M	
Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)			
We support in part <b>the suggested</b> site allocation/designation <b>for the following use(s)</b> /employment/ other (specify).....			
Please explain your reasons (continue on a separate sheet/expand box if necessary)			
<p><b>This site is currently in use as Elms Training Centre and run by Rathbones. If it continues to be used as a training centre then there would be no change to the amenity of the area. However, as it is in an area at risk of flooding, if substantial changes were made to the buildings on the site or to the grounds this would need to be looked at from the point of view any increased risk of flooding.</b></p>			

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Large empty green box for writing comments.

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each side of the canal for the enrichment of natural/native flora and fauna.

In conclusion, the main issues from the point of view of South Ulverston Flood Action Group (SUFLAG) are as follows:

- No building work should be undertaken on these sites which reduce the area in which rainwater and other surface water can flow away safely without causing flooding to neighbouring properties
- The fact that this is currently a mixed residential and commercial area should be taken very seriously. This area has a strong, established local community and identity. Residents are for the most part long-term (ie have lived here for one or more generations) and this has helped to create its distinctive identity. However, it has long been neglected and the flooding of 2009 highlighted shortcomings in the maintenance of drains, sewers, tidal flaps and waterways which contributed significantly to what has been a disaster for the area and its inhabitants. The Council, in our view, should bear this in mind and think of this part of Ulverston as an opportunity for improving it as a residential area as well. We do not want to be relegated to a few houses completely surrounded by an overwhelming preponderance of industrial and commercial building which adds nothing to the welfare or amenities of the community which has long lived here.

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Ulverston East	35	R277	
Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)			
We support in part <b>the suggested</b> site allocation/designation <b>for the following use(s)</b> /employment/ other (specify).....			
Please explain your reasons (continue on a separate sheet/expand box if necessary)			
<p><b>We do not oppose in full the use of the current Acrastyle site for commercial use. However, as part of the canal side area we would like to see it kept as a landscaped or wildlife-friendly area. While it may not be ideal for residential development we feel that residential use would be preferable if measures could be put in place to mitigate the flood risk.</b></p>			

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Ulverston East	35	M28	

**Do you support, oppose or support in part the suggested allocation or designation?** (delete as appropriate)

We partly support **the suggested** site allocation/designation **for the following use(s)** /employment/ other (specify)...industrial use, leisure and tourism and residential.....

**Please explain your reasons** (continue on a separate sheet/expand box if necessary)

**It is important to ensure that waste water generated by increased use of the area arising from development does not overwhelm the WwTW which will be called into use in the event of another flood in the South Ulverston area (ie North Lonsdale Road, Steel Street and Kennedy Street).**

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Ulverston East	35	E30/M26	
Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)			
We support in part <b>the suggested</b> site allocation/designation <b>for the following use(s)</b> /employment/ other (specify).....			
Please explain your reasons (continue on a separate sheet/expand box if necessary)			
<p><b>We think that the development of this area should not be undertaken without a detailed master plan and consultation with residents (including SUFLAG) as there may be implications for future flood risks through the reinstatement of Newlands Beck (Newlands Main Drain) which is currently not working and causing the neighbouring fields to flood regularly. The SLDC report states that mitigation works will need also to be done on the Back Drain prior to development. If these works were done and the effects seen, then SUFLAG would be in a better position to respond to plans for the area.</b></p>			

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Ulverston East	35	ON24, ON25, ON43	
Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)			
We support <b>the suggested</b> site allocation/designation <b>for the following use(s)</b> open space/ other (specify)...leisure use.....			
Please explain your reasons (continue on a separate sheet/expand box if necessary)			

We support the use of the land at these sites as open space to enhance the amenities of the area and to create a pleasant living environment. In addition, we believe that the provision of open land and green space will help reduce flood risks in the area. There are serious concerns among residents that the continued use of land in the area for building will reduce the amount of ground space through which water can run off or soak in to the ground without causing flooding. This is why we prefer that where building does take place that it is primarily for residential use:

- Residential buildings can be raised above flood water levels (as per the new building on Steel Street and on the Empress Hotel site in North Lonsdale Road) and space provided under them for water to pond or drain
- Residential buildings can be planned and built with garden space which will help reduce the flood risk by allowing water to soak into the ground
- Commercial/industrial building is usually built with hard standing for cars and car parking areas which are tarmacked over, causing water to run off elsewhere and increasing the flood risks by possibly overwhelming the drainage system (as was seen in 2009).



## 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).

As stated in previous remarks, this part of South Ulverston is an established neighbourhood community with a strong identity. The majority of residents in the area feel that it has long been neglected by the Council. There is a high level of dumping and littering in the area which is not cleared away regularly. Also, as was seen in the aftermath of the floods in November 2009, drains and sewers in North Lonsdale Road, Steel Street and surrounding streets were in such a bad state of repair that they were blocked completely and/or collapsed, causing the water to flood into the streets and into properties, causing devastation to the homes in the area. SUFLAG has been working with the agencies involved since March 2010 to repair drains and sewers and is monitoring their functioning. However, we feel that if resources had been put into the area then the poor state of repair and maintenance would not have occurred and the flooding may well have not taken place or at least, may not have been so severe. The Environment Agency has also done a lot of work, in close consultation with SUFLAG, on improving the waterways and drains into Town Beck and Dragley Beck, both of which burst their banks spectacularly in 2009 causing, at the beginning of November a 'near miss' flood, and contributing to the catastrophic flooding of 19<sup>th</sup> November.

We very much believe that this is an opportunity to improve the South Ulverston area. There are some natural or existing features of the area which could be improved or developed to create both improved facilities for the South Ulverston residents and attract visitors from outside the area.

These are:

- The canal – this could be used as a wildlife park (there is a large diversity of bird and animal life (cormorants, otters, shoveler, pintail and goldeneye ducks, breeding families of swans) as well as a variety of flora, including water lilies, water plantain, wild irises, tansy, bulrushes, fleabane, teasel and water avens. In addition owls and waxwings have been

seen. The canal side is used by residents and visitors as a linear park, for walking, angling and cycling. It could be further developed to encourage even more wildlife and to provide picnic and boating facilities. Access to the canal side is currently via Canal Foot and Canal Head and the footbridge. This could be increased with another footpath from the former playing field adjacent to Waites.

- Dragley Beck and the Rope Walk is also heavily used by local residents. The Beck is joined by Town Beck as it wanders down from the fields below Lund Farm and the area is peaceful and scenic with a beautiful view of the Hoad Monument. There is a variety of wildlife, such as barn owls, herons, egrets and there are a number of mature trees. Landscaping should be improved to mask the building at Low Mill Business Park. Currently Rope Walk is not kept in a clean state and there is a litter problem. Some of the trees need attention and the pathway is becoming overgrown.
- Morecambe Bay opens out at the end of the canal and Canal Foot could be cleaned up and facilities improved to attract people to stop and rest and enjoy the views. More could be made of this exceptional beautiful area which also connects to the Cumbria Way and is close to Plumpton Marsh Nature Reserve.

This area is something of a natural cul de sac with just one main road into it, starting from the A590. North Lonsdale Terrace and North Lonsdale Road are very busy roads, and while it is easy to turn off the A590 into North Lonsdale Terrace, there is a need for either a roundabout at that junction, or for traffic lights. This was promised to residents of South Ulverston when the new housing development at Lund Farm was started but it was never provided. We believe that this needs to be looked at again and the junction improved to facilitate the flow of traffic. Lights would be useful to enable pedestrian access to both sides of the road and the canal.

North Lonsdale Road takes a large amount of heavy traffic. Reference has already been made to the fact that drains had been blocked (by tarmac when the roadway was resurfaced) and many had collapsed. The whole of the roadway needs to be re-evaluated if new building is to take place in this area. Currently some of the houses along North Lonsdale Road have doorways which lie at a level below the crown of the road, and because road resurfacing has raised the level of the tarmac significantly over the years, the curbs which would normally direct water into the drains are no longer high enough and need to be raised. This was a contributing factor in the flooding of many of the houses along North Lonsdale Road in 2009.

On a further note, SUFLAG has moved very strongly to provide flood protection to households in the area (with funding from Cumbria Community Foundation), together with working with agencies to (a) protect households from the effects of flooding should there be another flood event, and (b) to try to ensure as far as possible, through work with agencies such as Highways, Environment and United Utilities to protect the whole of South Ulverston from flooding through proper maintenance of drainage, sewerage and waterways. We are also very concerned that this part of Ulverston is experiencing significant increases in insurance premiums and excesses. This will have an effect on business and residential development. Ensuring that properties are built higher than flood water level will not necessarily affect insurance costs. This needs to be taken into consideration as part of the planning process.

## 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* <input checked="" type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Scoping Report <input type="checkbox"/>	Retail Topic Paper <input type="checkbox"/>	Settlement Fact File (which?) <input type="text"/>	Other (please specify)** <input type="text"/>
What part of this document do you wish to comment on?					
Page:	<input type="text"/>	Paragraph no:	<input type="text"/>	Policy: (where applicable)	<input type="text"/>
Do you support or oppose this part of the document?					
I support /do not support/support in part <b>this part of the document.</b>					
Please explain your reasons (continue on a separate sheet/expand box if necessary)					
<p><b>We could not find any explanation of the term 'B1, B2 and B8 employment' in any of the documents provided by SLDC and cannot therefore comment on those aspects of the fact files which refer to them.</b></p>					

\* 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](http://www.southlakeland.gov.uk/landallocations)**