

## AONB Development Plan Document

Dear Sirs,

I write in response to the consultation on the AONB DPD and would comment as follows:

Whilst I agree there must be development permitted within the AONB, this must be in keeping with the nature of the area. Development must be sustainable and to scale with both need and the area available. Above all the existing biodiversity, geology, landscape and buildings of the area must be protected.

Development should involve the use of brownfield sites where available, or small scale infilling where it is not. I would agree that a maximum permitted area for developments should be specified.

The same proportion of low cost housing should be required in the AONB as in the rest of the District.

Regarding the areas put forward for development in the document:

1. Sites B81, B40, B39, B38, B37, B36 and B35 would all appear to be suitable for business use, the majority being brownfield. However, the potential impact of the type of business use must be taken into account, given the location of existing residential properties. Also the condition and ownership of Quarry Lane, and access from this road, would need addressing;
2. Site B73 is a former tip and there is evidence locally of leachate from the site;
3. Site B32 does not appear to be to scale with the residential property needs of Beetham. There is little service capacity within the village to support many more residents (for example the school & waste water treatment).

The land is accessed by a small, single track, private lane. This would not allow easy access and traffic would conflict with that already accessing Heron Corn Mill.

The residents of Parsonage Fold have joint responsibility for maintaining the surface of the lane, and additional traffic accessing the site (during development and once occupied) would add to the impact already seen from the increase in traffic visiting the Corn Mill.

The site is close to Billerud Paper Mill, which may give rise to complaints from future residents.

The site was badly water-logged during the recent heavy raid and was inaccessible when the lane and bottom end of the site (and houses at Parsonage Fold, the Old Parsonage and New Parsonage Farmhouse) were flooded. There is already run-off from this ploughed field and this runs across the lane into the river. If this area were to be developed there would be an impact on the already poor drainage of the site.

The field is also within the Beetham Conservation area, which by its nature should be protected;

4. Beetham lacks some community infrastructure, for instance a playground or public open space, as well as safe and good quality cycling and walking routes through the village and to Hale, Slackhead and Milnthorpe.

Thank you for the opportunity to comment on the Plan. Please feel free to contact me if further clarification is required.

Yours sincerely

Rachel Shaw