

To South Lakes District Council

Comments on Development Plans for East of Milnthorpe Road Holme

5th February 2018

Following the consultation meeting on January 11th 2018, managed by officers of South Lakes District Council, Holme Parish Council and Cumbria county Council I should like to offer my comments on what I feel has been a constructive process. From my perspective, the officers and councillors were very helpful in terms of interpreting planning documents and discussing issues arising from previous consultation meetings. The provision of this information on-line, prior to the meeting, was also very valuable, in particular, the November 2017 Draft Development Brief. This gave a good focus for questions with council officers present on 11th January.

From my perspective the meetings have raised the following issues:

- 1. It was made very clear at this consultative session and other meetings, that assurances had been made regarding the development of the first Pear Tree Park Development that were not fully undertaken by the Building Contractor, Russel Armer. Some of the serious shortcomings were not addressed by the South Lakes Local Authority or Cumbria County Council.**
- 2. As a consequence, new and existing housing around and adjacent to Pear Tree Park, has been adversely affected by flooding and an area, designated as a community space, has proved unusable.**
- 3. It emerged that past documented evidence and involvement of appropriate local representatives in consultation with the District Council and County Council, was not heeded. No appropriate actions were taken by the authorities concerned. Holme Parish Council, in the light of this experience, are determined that the proposed new development should ensure that their original concerns should be addressed especially in the light of new national guidance on the management of surface water drainage and environmental issues.**
- 4. The following areas were raised as concerns and their lasting impacts for the community of Holme Village of the new East Milnthorpe Road Development:**
 - i) The impact of inadequate surface water drainage system to cope with existing and recently developed housing, and the consequence of further housing development**
 - ii) The lack of a promised useable area for recreational and community use**
 - iii) Access and exit points to the new development site**
 - iv) Need for considered traffic flow through projected and existing housing**
 - v) Parking facilities for residents**
 - vi) Facilities available to residents and families for safe footpaths and access for pedestrians**
 - vii) Careful planning of the area, as a whole, to preserve the quality of the immediate and surrounding environment and future of the village**

I feel the use of briefing papers, and consultative meetings are very effective ways of identifying concerns and learning from previous experience. Similar approaches to provide updates on progress of the proposed development and monitoring of the concerns identified, should I feel, help greatly to avoid unsatisfactory outcomes, and I suggest:

- 1. Updates on the key issue of effective drainage of surface water to rectify current problems and avoid future issues could be circulated via county and local councils.**
- 2. Other relevant documentation, referred to on the 11th January, could be identified and made available to members of the community of Holme.**
- 3. Summarised outcomes of inspection and monitoring meetings of the regulatory bodies, the local, district and parish Councils, be made available to all members of the community.**
- 4. An outline of the projected time scale for the remaining stages in the processes of planning permission and projected construction, should be circulated and updated as necessary.**

I would appreciate a response to this letter, and hope it reflects appreciation of the work of SLDC and local councils to keep the community informed and constructive suggestions for continuing this approach to ensure developments within Holme lead to the benefit of all concerned.

Yours sincerely

Stephen Toon

Local Resident