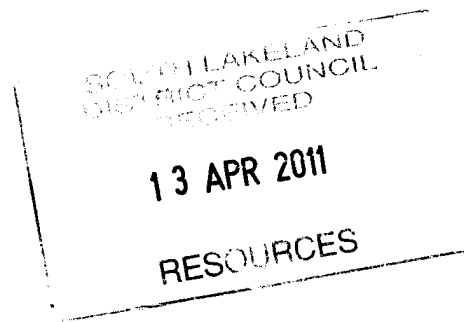


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The Development Plans Manager
South Lakeland House
Lowther Street
Kendal
Cumbria
LA9 4DL



Dear Sir/Madam

Re: Land Allocations Development Plan Consultation

Concerning the above document, I am writing to make the following comments:

There is significant scientific evidence that oil will have peaked in the next few years (if it has not already done so), leading to rapidly rising prices and possibly shortages. This will affect both transport and agriculture. This change will happen within the timeframe of this SLDC Plan.

Conventional farming will not be viable when oil for fertilisers and tractors becomes very expensive and scarce. Farming land will need to be used for growing/providing local food, and communal growing and allotments for residents will be/already is a priority.

The consultation document is based on business as usual, which isn't what is needed if Kendal is to survive and prosper in the changing circumstances. Kendal and surrounding community will need to adapt to the changes and make a fundamental shift to localised food production and low impact housing. In particular the following suggestions are made:

Re housing: consider offering land to building companies who are conversant with passiv house style of dwelling. The key point is that dwellings should be affordable to live-in as well as affordable to build and purchase. Also

1. Brownfield sites are used for housing, leaving Greenfield sites (good agricultural land) for growing food.
2. Photovoltaics and solar heating should be standard for those buildings with roofs pointing south. For others passiv solar designs
3. Every new property should have land for growing close by and built into the plan
4. an enabling approach to co-housing projects (like that in Lancaster), small-scale self-builds and eco-housing in areas that are not necessarily allocated for housing.
5. impose full Council Tax liabilities on holiday/second homes. Any reduction in second home ownership would help to alleviate the housing shortage.

6. Areas designated for industry/employment should be within easy reach by foot or by bicycle from new housing

Re an energy descent plan - Kendal and South Lakes would be well advised to commission their own energy descent plan, so that a strategy for localised energy is in place. Kendal could be a beacon of enlightened thinking in the north, following the good practice of authorities such as:

Totnes Energy Descent Plan which can be viewed at <http://totnesedap.org.uk/book/>

Woking District Council <http://www.woking.gov.uk/environment/climate/Greeninitiatives>

Pembrokeshire <http://www.pembrokeshirecoast.org.uk/default.asp?PID=178>

Re business

We are concerned that the areas in Kendal proposed for Strategic Employment and a Business Park (Scroggs Wood and Burton Road, respectively) are both out of town developments that are inconvenient to access without a car, particularly to those commuting from outside Kendal. We therefore feel it is vitally important that strong public transport links and pedestrian/cycle access is provided as part of any development.

Developers should be required to incorporate cycle/footpaths to/from key areas, as well as adequate and plentiful cycle storage provision and showers and lockers. They should also make provision for the long-term maintenance contract to include paying for a bus service, and maintenance of the cycle storage, facilities and paths.

The development of Canal Head should be considered at the same time as other employment sites

My general comment is that the consultation pack was very difficult to follow in detail and did not include any forward planning of the criteria the council will use to assess schemes in the light of peak oil and climate change.

Yours sincerely



Susanne Walley