

22nd March, 2011.

Your ref: DH/60.12.43

Dear Mr Hudson,

SOUTH LAKELAND LOCAL DEVELOPMENT FRAMEWORK
LAND ALLOCATIONS – CONSULTATION ON EMERGING OPTIONS.
HEVERSHAM AND LEASGILL.

Further to previous correspondence dated 26th April, 2008, 26th May, 2008 and 10th February, 2009, we presume the relevant comments in these letters will be brought forward for consideration.

Following the previous Public Consultation, South Lakeland District Council stated in a letter dated 5th October, 2009 (reference AmcN/60.12.41) that “Heversham forms one of the many smaller villages in the district” and that Core Strategy Policy CS 1.2 would apply allowing “small scale infilling and rounding off”. We were therefore absolutely amazed when the current proposals for Heversham and Leasgill were published which could lead to a development of 99 dwellings. We feel, very strongly, that this number is totally DISPROPORTIONATE to the size of the village and should be reduced dramatically. At a public meeting held by the Parish Council the consensus of the meeting was that a total development of 20 houses would be an acceptable figure, bearing in mind that 3 new dwellings have been built in the parish in the past three years and planning permission for 2 affordable houses has been granted. A recent housing survey indicated that 5 affordable houses were required in the parish. Where is the demand for anywhere near 99?

OBJECTION TO SITE RN118M.

We wish to object to this site on the following grounds:

- a) As this site cannot be classed as “rounding off or infill” your policy CS6.4 would require this site to be 100% affordable housing. Your suggested yield would be 49 dwellings for this site. As detailed above there is no demand for such a large development.

b) Damage to the landscape and visual amenity. Your Policy CS8.2 requires views of St. Anthony's Tower to be kept clear. The Tower is only approximately 300 metres from this site and any development would impair views from Woodhouse Lane and Heversham Head. Since the installation of the Millennium Indicator on the Head, this viewpoint is attracting many visitors. This site is overlooked by viewpoints in both the Lake District National Park and the Arnside and Silverdale AONB and any insensitive development would mar the landscape and give an impression of urban sprawl. It is extremely important to preserve the character of the villages for future generations.

c) A previous planning application for this site was refused by SLDC in 1990 (Application No. 5/90/0467). An Appeal against refusal was upheld by the Planning Inspectorate in February 1991. Copies of these are on your website. The reasons for the refusal are still valid, with even more traffic to be taken into consideration.

OBJECTION TO SITE R48M AND R455

a) This site cannot be classed as "rounding off or infill" and therefore your Policy CS6.4 would apply, as detailed above. Your yield for this site is 30 dwellings, again there is not a demand for this amount of affordable housing

b) access to this site would be through Dugg Hill and create additional traffic hazards on an open plan estate with narrow roads and poor access from the junction with the A6.

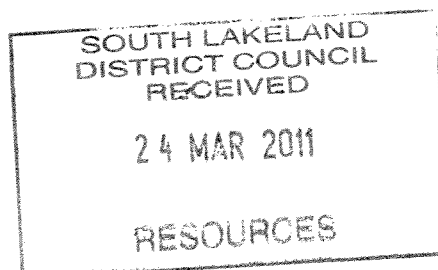
OBJECTION TO SITE R41

a) This site cannot be classed as "rounding off or infill" and therefore the comments above apply.

b) Access to this site would be difficult, either from the A6 or from the very narrow Marsh Lane, both of which would be dangerous.

COMMENTS ON SITE R445.

CS6.6.1 requires 28% of all new dwellings should be on "brownfield" sites. This would appear to be the only "brownfield" site in Heversham and Leasgill and a small scale development on this site, in our opinion, would be the most acceptable site for development.



INFRASTRUCTURE.

Time and time again, the lack of infrastructure in rural areas to cope with the increase in population envisaged in The Plan has been raised. Inadequate public transport, narrow roads, no pavements or street lighting, poor drainage systems, localised flooding and in the case of Heversham and Leasgill, no shop, post office, doctors, or dentists. There is never any statement that these services are going to be increased and who will pay for them.

CARBON FOOTPRINT

As there are very few employment opportunities in the area, and inadequate public transport, i.e. no buses on Sundays and no services after 7pm, each house would require at least one car, and probably two for families, in order to travel to work. Residents would have to travel considerable distances resulting in even greater traffic volume. This appears to be in direct conflict with Section 4.37 of PPS 12 in demonstrating in the Core Strategy how much the area contributes to “mitigating” and reducing climate change. How is this reducing the carbon footprint of the area?

GENERAL COMMENTS.

The same questions are asked repeatedly at public meetings and in the local Press – Why do we need 6000+ houses when there are so many “houses for sale” in the area? How will the health services and schools cope with the increase in population? Where will these people work? These questions are never answered satisfactorily by SLDC.

We are not convinced that the Council will be able attract thousands of “well paid” jobs to sustain the number of houses proposed. Surely the provision of employment sites should take priority in the current economic climate.

James and Dorothy Young

Mr. D. Hudson,
Development Plans Manager,
South Lakeland District Council,
Lowther Street,
Kendal. LA9 4DL

