

Kirkby Ireleth Parish Council

CHAIRWOMAN: Mrs. D. Greenway, 2 Mill View, Becksides, Kirkby-in-Furness, Cumbria.

Kirkby Ireleth Parish response to South Lakeland District Council's Land Allocations Consultation.

This response was approved by a resolution of Kirkby Ireleth Parish Council on
Wednesday 6th April 2011

Introduction

This note is a response to the Land Allocations Consultation presented by South Lakeland District Council (SLDC) as part of its Local Development Framework (LDF). It refers to those proposals inside the parish of Kirkby Ireleth.

We feel the response forms did not allow us to construct our thoughts in a manner which would comfortably present our case. Hence this document.

Sadly, all the proposals presented, both SLDC and ours, will lead to a change in the essence of the parish as a collection of hamlets. We are socially comfortable with this collection and do not understand the insistence of planners to try to lump everything in one place, in this case around the Four Lane Ends, Sand Side and Beck Side area. The SLDC proposal in particular will destroy the last illusion that Sand Side is separate from Four Lane Ends.

There is an **Appendix A** after the main body of the response holding individual comments made by Parish Councillors.

The assessment process.

We welcome the opportunity to assess the proposals against largely material criteria. The presentation has made it easier to see where decisions have grown from and allowed us to make our own assessments on the same basis. Much more constructive than saying "We don't want it there." With, of course the response of "Ah, but that's where it's going."

Having said that, we do not believe that a case has been made for having to build 7200 dwellings in South Lakeland (outside the National Parks) by 2025 as outlined in the Local Development Framework Core Strategy. This represents a 20% increase on the current housing stock and was a target handed to SLDC by the North West Development Agency and the reasoning for reaching these figures is not obvious. This directive no longer has any statutory standing and we would like SLDC to reassess the data and reasoning behind this target. In addition we note that in appendix 2 of the Land Allocations DPD of January 2011, Para 5.32, that of the four Local Service Centres in Furness (Broughton-in-Furness, Great and Little Urswick,

Greenodd/Penny Bridge and Kirkby-in-Furness), Kirkby is expected to carry 77 of the balance of 90 dwellings for which land must be allocated. We could expect to carry a little more or less of our "share" to round off the numbers but for Kirkby to carry 77, leaving four each for the other settlements seems grossly unbalanced. We are of the opinion twenty-five new dwellings are sufficient for the parish.

We were not informed of sites added for consideration. R170 was not available on the map presented at a public meeting in February 2009. This map is still accessible on the web with no note that it has been updated. Anyone using a bookmark in a web-browser to track this document would reasonably believe it to still be the current map, nor were we informed the maps had been updated. We consider this to be a serious lapse on the part of SLDC in managing this process.

On page 15 of the Kirkby in Furness Fact File, we note that against site availability it says that development is supported by the landowner. We are told that SLDC have confirmation from the landowner of this. It seems that SLDC are working with the landowner to agree to extend the boundary to allow development rather than allocating land on the grounds of what is best for potential residents. This is unethical and we will consider raising the matter when the strategy goes to Independent Examination.

Now, we turn to the fact file, page 4 being the first page for real, and find the assessment of housing stock is badly flawed. We have a response from Ian Withington which says he used two different sources to provide these numbers, therefore they are inconsistent and his assertion that 86 dwellings have been built between 1991 and 2009 is most unlikely. The housing stock for the whole parish only changed from 509 in 1991 to 530 in 2001 (Census reports and consistent boundary) i.e. 21 dwellings. Now, if we add the 10 Mr. Withington claims were built between 2003 and 2009 this makes 31 and so for his original assessment to be true, we must have built 55 dwellings between 2001 and 2003 - all around the Four Lane Ends, Sand Side and Beck Side area! This is nonsense. Unfortunately, some have seen this as a softening up exercise along the lines of "Here, you've had 80 dwellings in the last twenty years, what's wrong with another 80?" We know this to be untrue, but the damage has been done and the credibility of the Fact File stumbles at the first page.

Some comments in the Fact File taken from residents' comments (Appendix 1A) are not associated with the site references to which the comments were directed. We ask you to check the detail of this table and how it was put together.

The GIS assessment (Appendix 3) is offering rather strange results. For example; "Village hall or other civic building" on page 37 mentions a facility as Sand Side, as far as we know, there has never been such a facility in Sand Side, and some sites within 200m of two facilities, are not presented as such. Also, plots that are nowhere near water are cited as having hydro-power potential. This leads us to be wary of this section of the file.

On the whole the Fact File is useful though, it has given a structure to work around and in our assessment below we have tried to use it to support our views.

Kirkby Central.

SLDC proposal R189M.

53% of respondents to the survey carried out for the Kirkby Ireleth Parish Plan supported the need for controlled housing growth in the parish. However, we do not believe that these respondents would consider a single development of 77 dwellings to be controlled. Plans have been presented in the past to develop the land encompassed by R189M as a single project. This development was strongly resisted by residents and was thrown out after a public inquiry. Although the development was rejected on the grounds of need, it was the sheer scale which residents objected to. Today, this scale still turns residents' stomachs.

R189M is summarised on page 15 of the Fact File. It is a shame that it has been presented as a single solution since one part in particular is much less suited to development than the rest. The justification presents a misunderstanding of the Parish Plan when it states that the plan supports this kind of development in the centre of this hamlet (known as Four Lane Ends), people are only referring to the area next to the Burlington; R29 in your designation. Again, this patch is cited in various ways in the Housing Needs Survey (HNS) but we do not recognise any of the cited sites in this survey as referring to R189 (known locally as the old tennis courts) or any part of RN170. We must conclude that there is some support for development on R29 only and not the other two.

Appendix 1A, p20 of the Kirkby in Furness Fact File confirms some of our thoughts regarding R189. We notice that Highways recommend that a Transport Assessment would have to be made. We believe that past attempts to provide an entrance to this site from the A595 have failed because it is close to the junction of the A595 with both Askew Gate and the road to Beck Side. We also notice that United Utilities have some concern regarding building over the pressurised sewer from Sand Side which comes through this site. We believe these reduce the potential of this site.

Our Affordable Homes Team assessment also marked down both R189 and R29 because children would have to cross the main road and at least two other road junctions to reach the school and all residents would have to cross the main road to reach the shop. We did not know RN170 was to be considered but this obviously has the same failings plus pedestrians will have to walk along Askew Gate brow where there are no pavements.

We are concerned that access from Askew Gate Brow to R170 will be poor since the site is about 2m above the level of the road such that lines of sight will be poor.

Our major concern about RN170 is that connection to the sewers from any dwellings (including run-off) will have to be via the pumping station in Sand Side. Although the assessment claims there is spare capacity, we believe that this station is close to its limit since there have already been incidents where it has not coped. Also, the site of the Sand Side pumping station floods and would have been completely covered by at least one flood in the last ten years. When this happens the pumping station will not be able to cope with street run off as well as sewage: unless it can empty the Irish Sea

it stands no chance. Extra dwellings feeding this station are more likely to lead to a health hazard under these conditions. There are other sites in the assessment which do not have this problem.

On page 22 of the Kirkby in Furness Fact File, under "Support" there is a comment against RN170 that this is considered suitable because it is close to existing amenities: by what measure? Where has this come from and on what grounds since it is further away from amenities than other sites, and whether it has "detrimental visual impact" is merely a matter of opinion. This has not come from any comment given in the feedback to the SHLAA from February 2009.

A power line across RN170 may make development more costly as it will probably have to be re-routed or buried.

In summary, we think that R189M as a whole is not the best option available and after correcting the fact file, other options come to the fore, although these will be no less distressing to residents.

KIPC proposal 1.

Some residents in the parish see no need for extra housing to be made available and would question the Housing Needs Survey's ability to separate "need" from "want". However, we have no better measure and have little choice but to accept these results; 40 dwellings over 5 years. (Public Meetings, and the Parish Council, believe twenty-five is now adequate, but recognise a further survey is required.)

In both the Parish Plan survey and the Housing Needs Survey, R29 is the most cited site. We believe this is not only because of its centrality, but also because of its scale. It is of a size which does not frighten the greater part of the community. It is currently rather scruffy, but this is only because the landowner has left it this way since the last planning application was turned down. In the past it has proved fertile and used as very good allotments.

The assessment of R29 in the Fact File is largely accurate and even though there are some issues regarding highway access we can find no serious material reason in your assessment to object to the development boundary being extended to include this piece of ground alone.

As soon as this site is attached to R189 and part of RN170 to form a single site, even without the failings of RN170, the scale becomes **unacceptable**.

KIPC "if you insist" proposal.

It seems that R29 alone will do little to help SLDC meet it's target of around 80 dwellings (@50 per ha) and although we would prefer it if R29 alone were the full extent of the boundary expansion it is not going to satisfy the district housing strategy.

When our Affordable Homes Team made their assessment of suitable sites, their major criteria for assessing each site was access to the school, followed by access to the shop. They measured these by comparing not only the distance from, but also the number of roads they would have to cross from each site to these two amenities. Two sites were superior to the others in this: R211 and RN11.

After access to the school and shop the Affordable Homes Team considered access to highway since there is an access road to the sites left deliberately in Burlington Close to allow for future extension into these sites. It seems that the Fact File assessment for R211 on page 10 did not take these roads into account, believing that access could only be made to the Beck Side road (C5016); both are possible. As discussed, RN170 is inferior to R211 on this criterion too.

For R211 and RN11, access to electricity, water, gas and sewages should only be an extension to those in place for Burlington Close. The assessment of the sewer connection on page 22 of the fact file is nonsense. R211 is nowhere near Askew Gate and there is no need for any pump. This comment has been lifted verbatim from comments made by residents and passed to SLDC as part of the SHLAA consultation two years ago. It was made against R29 and not R211.

R211 is closer to the Community Centre and the Beck Side Village Hall than most other sites. Only RN13 is closer to the Village Hall and RN218 closer to the Community Centre. Children from dwellings on R211 and RN11 (via Burlington Close) would only need to cross the Beck Side road to reach the play area. The assessment under SP1 on page 37 of the Fact File does not make sense since it refers to a non-existent facility in Sand Side.

The assessment of R211 in Appendix 3 is strange. In terms of rounding off it is superior to both R170 and R189, yet gets a lower score. It is the same for "Location in relation to existing communities" since other dwellings bound it on two sides; neither R170 nor R189 can claim such a common boundary. Under "Water supply", R170 is inferior for reasons already explained.

R211 and RN11 have disadvantages. They are on a slope. This is the same as that for the existing Burlington Close and little different to that for the section of RN170 included in R189M. Also, there are pylons carrying power lines across the top the site which limits development to within a cordon of these. Some residents have raised concerns regarding the effect on health of these power lines, we have not been able to find any conclusive evidence of a direct effect of magnetic fields on health, but the fear remains. Also, the proposed plots under discussion leaves a margin up to the pylons.

We gave RN11 more consideration than this study since it was given the second highest number of citations in the HNS.

Recommendations

We recommend R211 and RN11 (that section to the rear of the school) as superior to all other sites in the assessment for Kirkby in Furness. However, if SLDC must extend the development boundary to such a large extent, we recommend R29 and small

developments on R211 and RN11 in proximity to Burlington Close over the single R189M. We recommend bungalows only on R29 and mainly “**affordable**” dwellings.

Beck Side

The extension to the boundary in Beck Side is strange.

Page 23 of the Fact File states that RN13 has support from the Kirkby Ireleth Affordable Homes team. It does not, and we do not understand what may be the source for this misunderstanding. Again, this seems to be another place where Appendix 1A has got mixed up.

On Page 13, RN13 seems to get a thumbs down for development but it recommends altering the boundary. When residents asked officers who attended the consultation day in the parish why this was so, the reply was "Because it tidies up the boundary." This seems a very offhand, amateurish way to make such a resolution and hardly falls in line with using evidence as the basis for making decisions. If this is how boundaries are to be changed, planning departments may as well get out a red pencil, alter the boundary willy-nilly and not waste time on expensive studies and consultations such as this. The study has not presented any substantive reason for altering the boundary and so can not do so.

Designating the Church Yard and Community Centre as green spaces seems logical.

We agree with this recommendation.

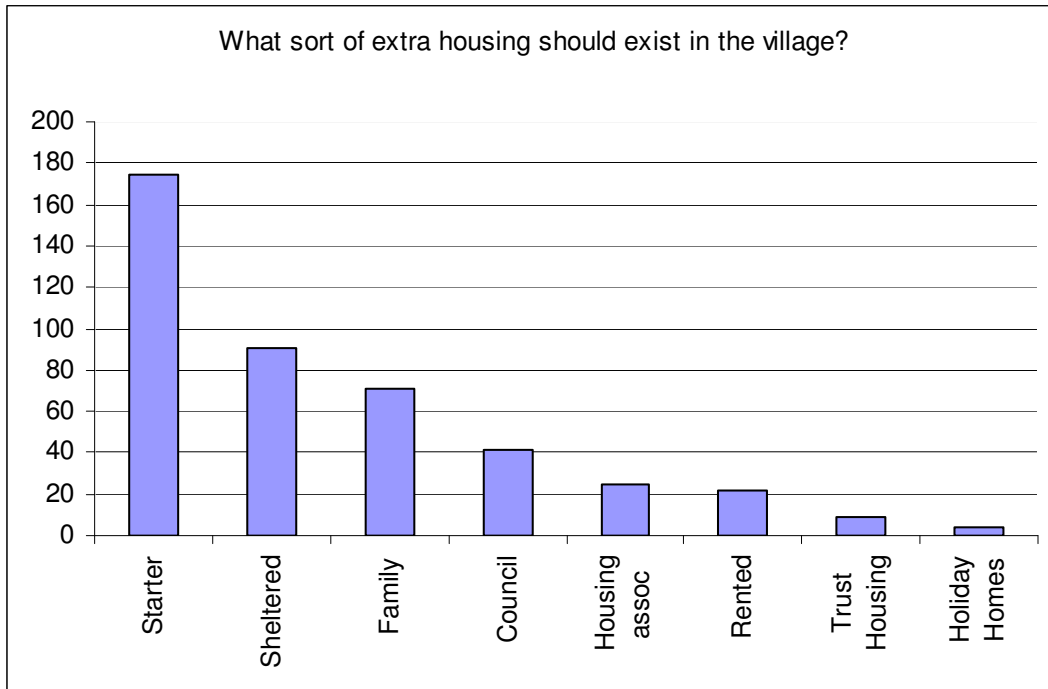
Proposals for Grizebeck.

Sites in Grizebeck were largely put forward with the encouragement of our Affordable Homes Team. Grizebeck has a lot of facilities to keep it self contained and is more likely to suffer from Holidayhomeitis due to being on the Lake District border so would benefit from some development. Also, some additional dwellings here fell in line with our desire to break sites so as to provide smaller, less distressing developments and keep the parish as a collection of hamlets.

We understand why these were not taken forward but still see opportunities for development under current rules which we would consider supporting.

Type of dwelling.

Although strictly outside the scope of this consultation, we are worried about the type of dwelling that will be built on any site drawn inside the development boundary. Below is a plot of the responses in the Parish Plan to the question: What sort of extra housing should exist in the village?



How will altering the development boundary help us to supply these types of dwelling?

We do not believe that people who responded with ‘starter’ or ‘family’ meant any kind of home which is classed by SLDC as "affordable" since these would be covered by other responses. Affordable dwellings to residents of this parish means open market dwellings they can afford to buy - perhaps with the help of a local occupancy clause. It is not any kind of rented or shared ownership property. This means that the directive that 35% of any development over three dwellings must be "affordable" does not satisfy what is desired. This well meaning directive will encourage developers to build a small number of larger dwellings, with a few smaller ones in a corner to be handed over as affordable. They have to hand over less property this way.

We now understand that local occupancy clauses can not be enforced and so this route is no longer open. Perhaps though the boundary could be extended on the condition that development were of a certain type or to a certain minimum density. If the boundary were to be extended and then largely covered in 5 bedroom double garage hip-roofed "Bayco Houses" and bungalows, we must consider this exercise to be a failure.

How about developers build what they like and we buy 35% of them for affordable homes, at a set (reasonable) price, but decide which ones to take after the development is complete? "£180,000 wasn't it? We'll take the mansion in the corner thank-you." All right, perhaps that is a little over the top, but we do not believe the current policy will help us to provide what residents are asking for and ask you to go and think it through again.

Summary.

- We welcome the opportunity to correct the proposal using this structured approach.
- SLDC must re-assess the need for 7200 dwellings.
- Please check the structure of Appendix 1A of the Kirkby in Furness Fact File.
- We recommend the boundary is only extended to include small scale development on RN11, R211 and R29 since this is of a scale we can accommodate.
- There is no case for extending the boundary in Beck Side. Do not do so.
- We have no objection to the Church Yard or Community Centre being designated Green Space.
- SLDC should re-assess it's well meaning but counter-productive rule that 35% of dwellings on any development must be "affordable".

On behalf of Kirkby Ireleth Parish Council

R. Morrish
Parish Clerk

6th April 2011

Appendix A

Parish Councillor's personal comments

Cllr. F.T. Wayles

R211.

The prime site to be considered should be R211. When the 66 homes were built to form Burlington Close, this site was recognised for any extension and a road constructed to the boundary hedge for this purpose. I believe the idea was that this road would be extended to the Beck Side road so that there would be no further access roads directly onto the A595.

This site already has a power supply transformer on a pole at the hedge, also water, gas and foul water drains for an eventual extension.

This site would mean that children could attend Burlington School without using the main road and a safe route for senior citizens to the shop and Post Office.

An estate road to the Beck Side road would also provide safe access to the community centre, church and village hall.

R29.

The present owner bought the co-op farm and surrounding land with the view to building an estate on the land now favoured on the plans which is why nothing has been done to the plot. It was the hope by the Parish Council that this plot could provide a number of allotments for villagers whose own residence did not provide sufficient land for producing their own crops. This plot produced some fine crops of vegetables by the previous tenant but the problem arose by the funds necessary to purchase it.

R189 + part of RN170.

This "L-shaped" plot is suitable for development but would require an access road on to the A595 which would be very near the staggered cross roads at Four Lane Ends, a junction at which motorists have to cross over the stop line to view oncoming traffic on the A595.

The lower (western) portion of the plot, adjacent to The Villas has the main overhead power line supplying Kirkby and Grizebeck traversing the middle of the field (part of RN170) which would be a costly job to replace.

Also, this field adjacent to The Villas is actually eight feet above the road to Sandside, known as Askew Gate Brow, which would make road access more difficult.

RN213.

This has been suggested as a possible site in a previous planning investigation. This would provide a much-needed car park for the Village Hall and also provide a disabled access to the hall. Previous plans provided by Craig & Green, Architects of Barrow, were drawn up about ten years ago but, because of the cost involved, were not progressed.

Cllr. F.T. Wayles
Former Chairman

Cllr. M. Slinger

Kirkby Central.

In the yield assessments on pages 8 to 13, surely the density should be consistent across each assessment.

P4

Where does the housing stock data come from?

- I have a response from Ian Withington which suggests he has used two different sources, therefore they are inconsistent and his assertion that 86 dwellings have been built between 1991 and 2009 is most unlikely. The housing stock for the whole parish only changed from 509 in 1991 to 530 in 2001 (Census reports); 21 dwellings. Now, if we add the 10 Mr. Withington claims were built between 2003 and 2009 this makes 31 and so for his original assessment to be true, we must have built 55 dwellings between 2001 and 2003 - all around the Four Road Ends, Sand Side and Beck Side area. This is nonsense.

There is no petrol filling station in this part of the parish, it is a vehicle test and repair workshop.

P5

Access to medical facilities on Askew Gate Brow too.

P8

R170 As infill: In the introduction, you say that we are a collection of hamlets and that this will be infill, we prefer it not to be filled to offer some illusion of separate hamlets still.

P9

R211 what "strong public opposition to development in this area."?

P10

R211 Access constraints? It has two access points.

P13

RN13 What is meant by amending the development boundary? Why do this, since it does not come out well in the assessment?

What does the note below the box with reference to sewers mean?

P15

Justification for option: Only R29 is heavily cited in Parish Plan, not R189 or RN170.

P19

Summary phase 1 of what plan?

P21

RN 63 What support from owner for development?

P22

R211 What strong public feeling against development of site? What is the source for this opinion?

R211 These issues and concerns cannot apply to R211 as it is nowhere near Askew Gate brow. Is there a mix-up in the table?

P 23

RN13 What support from Kirkby Ireleth Affordable Housing ? This site fails on most criteria.

SP1: Village Hall,

There is no facility at Sandside, all those on Page 37 must be re-assessed.

R211 and RN218 are as close to the Community Centre (the main hall) as you can get and must have the same score.

SP2: Shop:

No comment.

Flood Risk.

RN13. Properties on this side of the road in Beck Side have problems with a high water table breaking through the floor.

SP6: Location

R211 borders current development on two sides and in that sense is superior to R189.

RN218 is also superior on this score to R189.

EN2: Effect on landscape character.

No comment.

NR1: Air quality.

What air quality issues are you thinking of? This must be neutral.

NR2 Water supply.

RN11 and RN12 would have to feed down to Marsh Side to be pumped back up. This pumping station is already at capacity.

The R170 portion of R189M will have to be pumped back from Sand Side. This pump has already had difficulties.

NR3: Greenfield/Brownfield.

RN11, R211, RN218 must be considered as closer to rounding off than R189 since R189 borders so few properties.

NR4 Recycling.

R203 is no worse than any other site in terms of access to recycling.

EC2 Access to jobs.

RN218 and R203 are no worse than any other site for access to jobs. If they are then RN13 must be too.

Energy efficiency.

RN218 and RN13: What potential hydro from what water source?

R203 has too short access to beck and too little fall to consider hydro.

Culture and leisure.

RN218 is as close to culture and leisure as any other plot, probably closer than most.

Coalescence (Isn't this the same as infill which seems to be considered desirable?)

There are no coalescence issues with RN11 and R211 as there are still green spaces between these and neighbouring hamlets.

R189M completes the coalescence between Four Road Ends and Sand Side.

Particularly filling in that part of RN170 which is within R189M. This is the worst example of coalescence in the whole Kirkby in Furness study.

Grizebeck.

Why no mention of RN65 and RN67?

P3

Summary for MN10 is wrong. The buildings are not all run-down farm buildings, there are at least two old dwellings in here.

Summary for MN11 is wrong. The car park is primarily for the major employer in the village, Co-operative Group Publishing who own the site. With a potential for only 7 dwellings, to say that any development would be out of scale with the rest of the village is nonsense (get used to it, our opinion on this is as good as any planners'). However, the loss of parking would be bad, but development could be restricted so as not to lose the parking areas.

P8

SP1: Village Hall,

MN10 should be green for access to village hall the same as the others.

SP2: Shop:

All sites are within 500m of a shop and should be dark green.

SP6: Location

MN11 Should be green since it is closer to community centre than RN66.

EN2: Effect on landscape character.

MN10 Should have at least one positive for effect on landscape.

MN11 should be neutral at least.

NR1: Air quality.

What air quality issues are you thinking of? This must be neutral.

NR3: Greenfield/Brownfield.

MN10 Should be only single x since it is brown field.

NR4 Recycling.

All sites are over 5km from recycling site.

EC2 Access to jobs.

Energy efficiency.

MN11 At this point, the beck is unlikely to be able to be used for hydropower.

Coalescence (Isn't this the same as infill which seems to be considered desirable?)

MN11 must be double-click green for this; what is it coalescing?

MN66 is not causing coalescence with anything, Dove Ford is not a hamlet. Double click green again.

P43.

Parish Plan.

12% of homes are holiday homes. Sadly this is probably wrong. When the plan was created, the team did not check this out with reliable data. We now believe this is probably around 4% to 5%, as is the average for SLDC outside the national parks.

Cllr. M. Slinger
Vice Chairman
Secretary to Affordable Homes Group