

Future Development in the Urswick Parish Area

Response by Urswick Parish Council (UPC) to South Lakeland District Council's (SLDC's) LDF: Allocation of Land Development Plan Document.

Background

UPC responded last summer to SLDC's consultation on "core" policies that will guide the type and amount of future development (housing, business and recreation) and protected areas (green gaps).

The current consultation is a "first attempt" by SLDC at identifying possible sites for this development. Local residents and their representatives (Urswick Parish Council) have been asked for comments (including reasons for support/opposition) and suggestions for other possible sites before the end of February.

UPC recently held a public meeting to inform residents of the suggested sites.

UPC have identified areas where they think that development could take place in the Parish where it meets local needs and with the minimum impact (visual, etc) on the villages.

Great Urswick

There are numerous sites identified on the plans for Great Urswick which are quite unacceptable, eg the Parish Rooms and the War Memorial. Area R222 is partly owned by UPC. This part is also designated common land. UPC does not approve of it being on the land allocation list and will not give permission as landowner for any development.

The UPC policy would be to allow development at one of 2 key sites, not both of them (see map page 3):

- Land behind (North side) Kirk Flatt – Great Urswick
- Field to the north of Bankfield House – Great Urswick.

It is the view of UPC that there is adequate land available at either one of these two sites to meet future local need. At present 15 lower cost/ affordable (mainly rentable) homes are required. There may be a need to finance these by the development of some full-cost houses, although UPC's opinion, as stated in its response to the draft Core Strategy, is that housing should ideally be funded from Housing Corporation money, or similar, so that there is no need for additional market price housing. The Parish Council would resist most strongly the development of either of these two sites beyond the need for lower cost/affordable housing.

It is the view of the UPC that all of the red lines on the plan should be removed and the only development areas should be the two identified above.

UPC agrees with the extension of the development boundary at MN3, shown on the plan to the north of Bankfield and Stone Dyke Lane.

UPC would like to see the village development boundary on the north side of Urswick Tarn moved away from the tarn edge to the road. With permitted development rights available up to the edge of the Tarn, controls are more limited. Development in gardens may have an effect on wildlife, drainage and the plants etc at the edges of the Tarn. The public view of the Tarn from the north side would also be compromised. UPC is not clear as to when the boundary was changed or whether this is a new proposal, but are responding to SLDC's consultation with the suggestion that the development boundary should be moved back to the road.

A further green gap area should be added (R214) between Little and Great Urswick.

UPC wishes to identify an area to the side of the Recreation Hall where a multi-use games and recreation area could be built for the young people of the village (the recreation hall appears to be missing from the plan)

UPC also wishes to identify a piece of land that could be used as allotments, as the Council have been approached by at least 10 people requesting allotment space. This could possibly be behind the Recreation Hall or some other area.

Little Urswick

UPC considers Mid Town Farm to be suitable for residential development and disagrees with its identification as mixed residential/employment, unless this is for the use of local residents for workspace or rural diversification of local businesses. UPC considers that there is adequate employment land at Lindal-in-Furness which has already been identified. Therefore this sort of development at Little Urswick, with the consequential problems of increased traffic and noise which it would bring, is unacceptable. Housing must be "affordable" and help meet local needs but again there may be a need to finance this by the development of some full cost houses, although UPC's opinion, as stated in its response to the draft Core Strategy, is that housing should ideally be funded from Housing Corporation money, or similar, so that there is no need for additional market price housing.

Stainton

The areas identified at Stainton should be used for development for "affordable housing/local occupancy" only, and any further development should be within the existing development boundary. UPC sees no need for any development in the village other than to meet local needs but again there may be a need to finance this by the development of some full cost houses, although UPC's opinion, as stated in its response to the draft Core Strategy, is that housing should ideally be funded from Housing Corporation money, or similar, so that there is no need for additional market price housing.

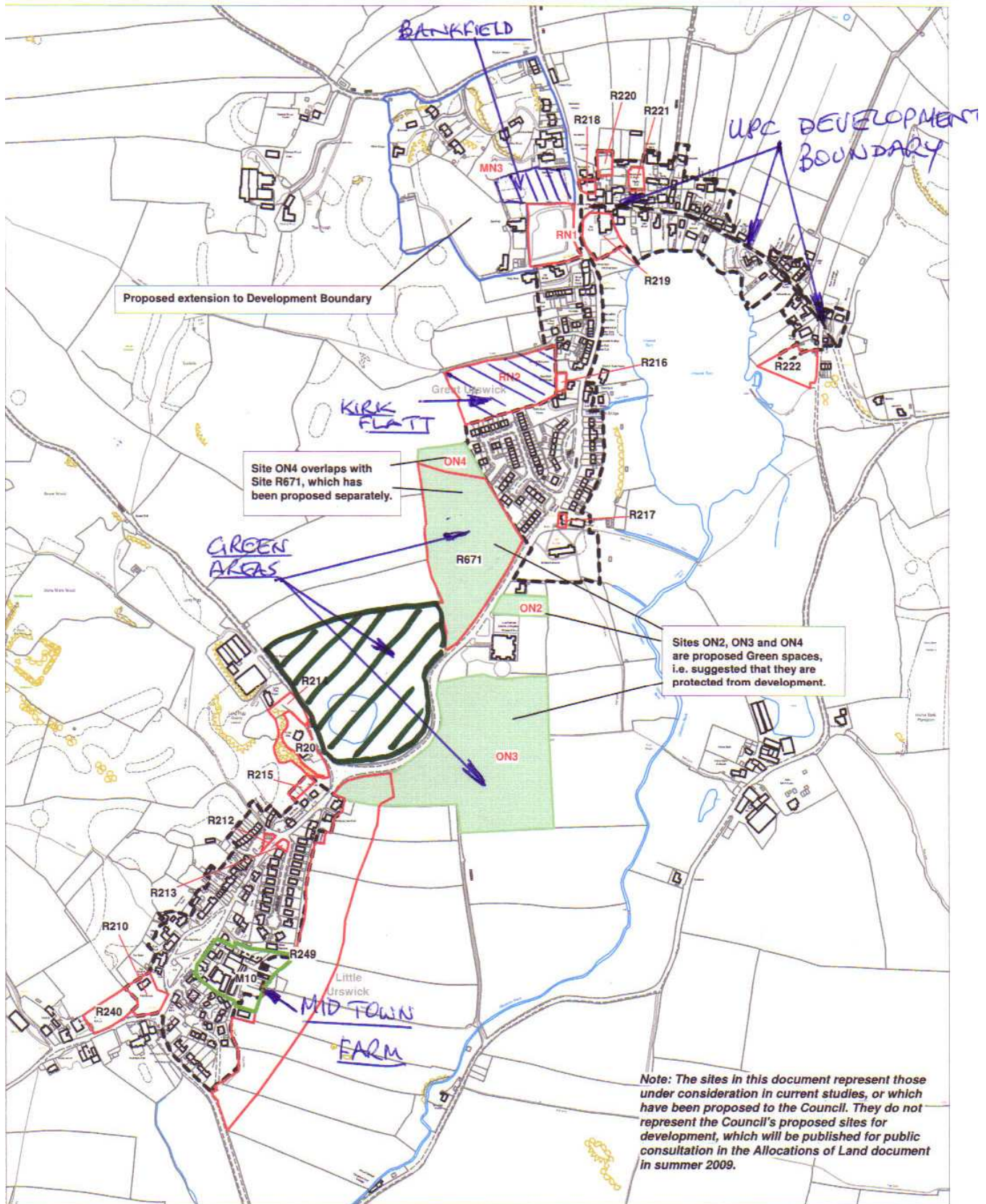
Bardsea

The areas identified in Bardsea are totally unacceptable. If used they would nearly double the size of the village and would completely change its character. No development need is currently identified and future need should only accommodate affordable housing (which is likely to be very limited) from within the existing development boundary. Again, as stated in UPC's response to the draft Core Strategy, this housing should ideally be funded from Housing Corporation money, or similar, so that there is no need for additional market price housing.

These fields identified are scheduled as being of County Landscape Value. Morecambe Bay is a RAMSAR site and is a Special Protection Area and a Special Area of Conservation. It is also a Natura 2000 Site. It would be entirely inconsistent to contemplate development of fields which form the margin of the Bay and are contiguous to it. UPC has been informed that:

- These fields are inhabited by deer, foxes and badgers from a nearby sett. They form an important inter-tidal roost and feeding ground for Lapwings, which are endangered, Curlews and Oystercatchers.
- The beck has a resident population of Mallard, whose decline in numbers nationally is causing concern. Snipe and Egrets are also present. Marsh Harriers and Tawny Owls visit attracted by the high Field Vole population. Water Voles were present in the beck until predated by Mink and there is no reason to believe that they will not return, given time, especially if the beck is not dredged again in such an unsympathetic way as before.
- The old barn adjacent to R281 is a Bat roost.

Allocations of Land Development Plan Document: Sites Under Consideration



Note: The sites in this document represent those under consideration in current studies, or which have been proposed to the Council. They do not represent the Council's proposed sites for development, which will be published for public consultation in the Allocations of Land document in summer 2009.



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Key	
■ Residential Land	■ Other
■ Employment Land	■ Retail
■ Mixed Residential / Employment	□ Development boundary

Great Urswick & Little Urswick

Scale: 1:5,000

