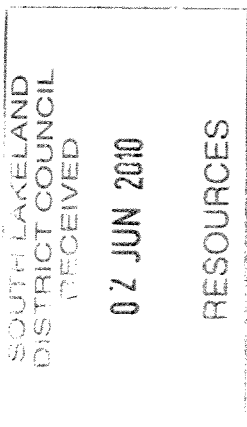


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Miss J Rayner
 Programme Officer
 South Lakeland House
 Lowther Street
 Kendal
 LA9 4DL

June 1st 2010

CORE STRATEGY DEVELOPMENT PLAN DOCUMENT - INSPECTOR'S POSSIBLE CHANGES CONSULTATION

Thank you for keeping me informed of changes to the strategy being considered by the inspector. Here are my comments relating to two of the proposed changes.

Proposed change (D)

I fully approve the proposal to remove settlement specific indicative housing numbers from the Housing Split table. The less such decisions are precisely specified at this time the better: national spatial strategy assumptions will almost certainly need to be revisited given significant changes in the pattern of migration, the economic downturn and the current government's questioning of a top-down national planning approach. As far as Cartmel itself is concerned, the 19% increase required by 2025 would be a disaster for the nature of the local community, especially given its 29% increase in housing between 1991 and 2009.

Proposed change (E)

I assume the intention of the 7.5% and 5% figures in Alternatives 1 and 2 respectively is to ensure that the sole and main occupancy requirements are not imposed across the board without regard to varying local needs. Given how low these percentage thresholds are, there are surely few settlements within the SLDC area where the numbers of holiday and second homes do not exceed these levels. While it may make the policy more 'focussed and flexible', such a revision will surely make little practical difference in reality. I would not disagree with this proposal if it is needed to tweak the core strategy into fulfilling national guidance more satisfactorily.

However, I do feel that any reduction in the percentage of dwellings required to be sole or main occupancy should be resisted. Admittedly, 35% of 65% (of non-affordable housing) works out only marginally different from 25% of 65% - but the higher figures proposed in Alternative 2 should be held to.

Either way it is disappointing that these required percentages cannot be further increased. For only just over half of new housing in an area like Cartmel to be required to be either affordable or sole or main occupancy will enable the present increasing trend of non-local

residences to continue. There ought to be an uncomplicated sliding scale which determines the minimum percentage requirement of affordable, sole and main occupancy housing on the basis of the current level of holiday and second homes in any given settlement.

Yours sincerely

John Evans

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