

## **Local Plan Examination Matter 5 SHL 082**

I submitted comments under Matter 3 to show that the housing demand figure for Barrow in Furness is far too high when we are undoubtedly a deprived area.

Worse still included in the Plan there is an area of land identified as SHL 082 and in the middle of this area of land is a large modern farm (Rakesmoor Farm). The tenants lease the farm from Holker Estates and Holker are seeking to develop this land. If they are granted planning permission to build then they intend to forcibly evict the farm tenants (Mrs Sheila Halpin and her husband, Ted) and demolish the farm.

The tenants do not want to leave the farm and lose their family's livelihood.

The tenancy of the farm has been in Sheila Halpin's family since 1939 when her grandfather held the tenancy and her son would like to continue with it in the future.

The land in question is open countryside and building on it would extend the urban boundary i.e. it is clearly not infill.

The development of the site would not represent infilling or rounding off of the existing urban area. Instead, the proposed development would result in a significant physical extension of the existing built area outwards beyond the existing edge of Barrow

This land was included in the plan as an area to build expensive executive homes for senior managers, executives and professional people with the aim being to attract that calibre of person to the area.

Whilst this may be a laudable aim, unfortunately it will not happen when Barrow has not only a reducing population but also an ageing population.

What is likely to happen is that Holker Estates will put in for planning permission for these low density, very expensive, up market homes. If it is granted then when there is great difficulty in selling them, they will seek to reduce the specification and increase the density of houses in order to try and sell them. We have already seen applications from Mulberry homes to reduce the size of executive houses on the Thorncliffe estate as they cannot sell these expensive houses.

I am therefore requesting that you give real consideration as to whether this area of land should be included in the Local Plan at all.

Why would you want to give permission to destroy a beautiful area of greenbelt land so as to build homes for which there will be little or no demand.

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