

1st May 2013

MM015

Main Modification – RN79#-mod
Land North of Jack Hill, Allithwaite

The Western section of RN79#-mod has been farmed for hundreds of years and classified as vitally Important Open Space for the village in more recent times. It's elevated position can be observed from nearly all parts of the village and beyond. If it was developed, many of the surrounding houses would lose open and uninterrupted views from Templand Farm and Boarbank Hall to the right, across the estuary over the Cartmel Peninsular and beyond to the Furness peninsular in the distance. This would have a severely detrimental effect on house prices of the existing properties. At night a pleasantly dark area of the village giving the impression of a very rural location would suddenly be a hive of activity, noise and light where none previously existed. Furthermore, no consideration has been given in relation to access and infrastructure arrangements for such a large Housing Estate and indeed, as yet, no suitable access has been identified. In the immediate vicinity there are no footpaths on either Jack Hill or directly adjacent to the site on Holme Lane and in my opinion the original proposal for 14 dwellings has no merit in being increased to 28 and in fact even 14 in this area at this time would be 14 too many when there are other sites in the village which could be increased with very little negative impact to existing inhabitants or the surroundings. Villagers have had scant information regarding these proposals and I suspect many in the immediate area at this time have no idea what is being proposed and this is the reason why there have been so few complaints.

Should this size of development be permitted it would change the character of the village for ever, something which has been protected for many years and when the tipping point regarding the viability of the field has been passed then, as a precedent will have been established, what is to stop the rest of the field being lost to further development? It would be a shame for the wildlife especially the migratory birds that regularly fly over and feed on the available insects, mammals etc for example; swallows, seagulls, red kite and a host of native birds of course. At night there is a local bat colony. Should any development be approved then it is essential that locally existing types and finishes are used accordingly, using traditional materials as per existing properties.

R Boak