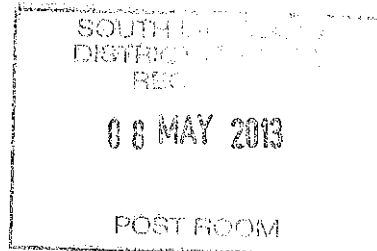




4<sup>th</sup> May 2013

To: Simon Berkeley Esq,  
C/O The Development Plans Manager,  
South Lakeland District Council,  
South Lakeland House,  
Lowther Street,  
Kendal.  
LA9 4DL.



Dear Mr. Berkeley,

**Submission to SLDC's Land Allocation Proposals (LDF)/modifications (March 2013)**

Reference modification number: MM 031 on site reference: R 97MN 34#(Kendal).

The Directors of Helme Lodge Homes & Gardens Ltd still object to this development on what was the "Low Park" setting to the Grade II Listed Helme Lodge on the grounds previously argued and submitted to South Lakeland District Council at the various consultation stages for the Land Allocations DPD. However, we welcome the modifications listed by SLDC, namely: the protection of trees, landscaping, the protection of the route of the Lancaster Canal, the ruling out of Natland Mill Beck Lane for vehicular access: and the need for an approved access point off Natland Road.

**1) Access:**

However, on studying the preliminary highways access being proposed (off Natland Road) in the report by AE COM (commissioned for these modifications by SLDC), we cannot understand how access can be engineered at that point whilst SLDC are still honouring their commitment to "protect the route of the Lancaster Canal".

In the report, even AECOM qualifies any recommendations by saying: "this (the access) would need to be mindful of the proximity to the protected route of the Lancaster Canal". Yet AECOM makes no attempt to explain any engineering that allows for what will need to be a substantial bridge on a very busy road over a canal at the exact point being proposed for sole access to a high density housing estate.

AECOM states that sightlines, as the road currently stands, are good, implying that, with the necessary bridge built, they would not be good or safe. We fear that an access at the proposed point would be dangerous and impractical if the necessary bridge were built to allow for the restoration of the Canal (stated in these modifications) – especially given the increased traffic already generated by the recent and further developments of Natland village itself.



Nor does the AECOM report on this access even acknowledge the effects of another proposed land allocation site (M 31 – South of the Clarks factory) on this crucial area for a restored canal. Access for both sites lie within some 100 m of each other, on either side of the existing road, and at the precise site where SLDC recognize a substantial road bridge is necessary.

We consequently feel that there are still many unresolved issues associated with the proposed access and that the allocation of this site for development should not be considered “deliverable” until such time that site access and the above complications have been properly addressed by appropriate engineers and, if possible, a safe solution identified, which would also meet the requirements of the Canal Trust.

## **2) Protection of Trees and Landscaping**

Whilst HLHG welcomes SLDC's above commitment, SLDC and the Enquiry should be aware that a survey by a professional Tree and hedging company (PMH) in April 2013 has examined the condition of the existing Leylandii hedge / screen , currently running along the Eastern side of R97M, because of substantial die-back. He noted that the hedge has probably never been trimmed on the site side and that there is now considerable spread over the site area. Development would necessitate considerable trimming, probably taking back the hedge to brown wood. If so, new growth is unlikely to enable the hedge to recover. Furthermore, such severe trimming would leave an unsightly boundary and may well risk killing the entire hedge thereby destroying the existing screening between the proposed site and the Grade II Listed Helme Lodge. This 40-year-old hedge cannot be relied upon as effective Green Buffering / Screening as seems to be SLDC's present assumption..

Yours sincerely,

Stephen Downham

(Director – Signed on Behalf of the Board of Helme Lodge Homes & Gardens Ltd)

