

Tel:

2940-BARLEY

3rd May 2013

The Development Plans Manager,
South Lakeland District Council,
South Lakeland House,
Leather Street,
Kendal, LA9 4DL.

Dear Sir,

re South Lakeland Local Development Framework Land Allocations Development Plan Document (DPD): Public Examination - Consultation on the updated Schedule of Proposed Main Modifications to the DPD: your letter 4 April 2013.

We are naturally very disappointed that under Policy LA 2.6 of the updated DPD you have nominated the Natland Millbuck Farm site as being available for residential development despite all the logistical, environmental and financial obstacles which will have to be overcome.

The Board of Directors of Helme Lodge Homes and Gardens Ltd are submitting their comments on behalf of the estate as a whole, which we fully endorse. However, as individual residents, we wish to pick out several provisions of the revised DPD as being of special importance.

We are relieved to note that "particular consideration will need to be given to the impact of any development on the setting of.... Helme Lodge Grade II listed Buildings". In particular we emphasise that the following considerations included in the modified DPD are of special importance:

- 1) Perimeter landscaping: This includes, among other things, much improved screening between the grounds of Helme Lodge and the development site. The present Leylandii hedge forms a barely adequate screen from the farm yard etc but would by no means suffice to screen a full scale residential

development. According to advice from a professional tree surgeon, it would be unlikely to survive the drastic thinning which would be required on the side facing the development and would therefore probably have to be replaced.

- 2, Protection of the route of the Lancaster Canal, to which the Council is committed. This would require the provision of a bridge at the proposed point of vehicular access.
- 3) Natland Mill Bank here should not be used as a vehicular access - absolutely essential.

We request you to note our comments and urge you not to "water down" any of the protective provisions in the DPO relating to Helms hedge should any proposals for the development of the Natland Millbank site be submitted in the future.

Yours faithfully,



on behalf of Peter and Audrey Barley