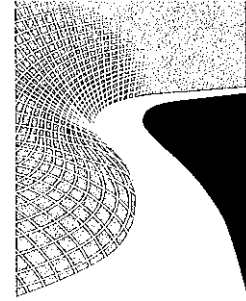




Main Mod.

**STEPHENSON
HALLIDAY**

ENVIRONMENTAL PLANNING • LANDSCAPE ARCHITECTURE



Mr Dan Hudson
Development Strategy Manager
South Lakeland House
Lowther Street
Kendal
LA9 4DL

Your ref: DH/60.12.43

Our ref: LEV/SLDC/PAS

11 October 2012

Dear Mr Hudson,

SOUTH LAKELAND LOCAL DEVELOPMENT FRAMEWORK LAND ALLOCATIONS DPD CONSULTATION ON, 1) SCHEDULE OF PROPOSED MAIN MODIFICATIONS TO THE DPD AND 2) SLDC'S RESPONSE TO MATTER 1.6 OF THE INSPECTOR'S "MATTERS AND ISSUES" REFERENCE RN121M-MOD.

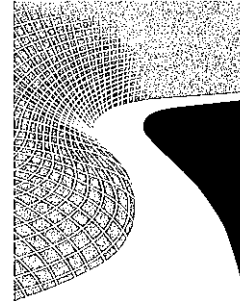
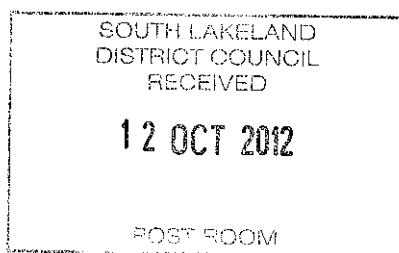
I am acting on behalf on Mr P Bowker, 12 Greengate, Levens, LA8 8NF, in respect of the parcel of land, reference RN121M-MOD, which was allocated for housing in the Land Allocations DPD Submission Edition, March 2102. Mr Bowker only became aware of the proposed modification a week ago; his personal situation is difficult in that he has full-time responsibility in caring for his younger brother who is seriously ill and he is able to leave his home for only short periods of time.

The first issue is that Mr Bowker feels he has not been kept properly informed of the process; he does not have internet access and told me that he had never received the original letter dated 17 September from you. (He has received the duplicate dated 9 October which I hand delivered that day). Due to his caring commitment he is unable to travel into Kendal to view documents etc. Clearly as the landowner of the northern part of the allocated land, reference RN121M-MOD, the allocation is very important and the proposed modification to delete this site is of considerable concern to him. He feels strongly that he should have been contacted at the earliest opportunity with an explanation and the chance to discuss the issue with officers.

Mr Bowker cannot understand why the site has been deleted from the Final Submission Edition particularly as the site was described in paragraph 3.139 as follows,

"Despite its remoteness from the village centre, there is strong community support for the development of this 0.84 ha farm site on the edge of the village. It has an estimated capacity of 23 dwellings. Key issues include the need for the removal of all derelict buildings from the site (including those outside the site itself) the retention of woodlands, investigation of potential contamination and a design/safety audit to ensure that the site could be safely accessed."





He is concerned that the deletion of the allocation has been unduly influenced by Mr R Fitch and the petition organised by him, particularly when there was strong community support for the allocation within the village as a whole as stated in the Final Submission Edition.

It is understood that the owner of the southern portion of the site has said that this land would not be available, however that would still leave the remaining area for development in excess of 12 dwellings and I would have thought that the obvious way to have dealt with this would have been to reduce the allocated boundary accordingly.

In terms of the remaining part of the site's suitability for development, it is considered that there are no constraints to its future development. The existing access to Mr Bowker's land, which could form the access to the remaining part of the overall site, is a good access with a reasonable gradient and visibility splay onto the public highway. There are a number of trees on the land to the south of Mr Bowker's holding and in terms of biodiversity a significant proportion of the trees would be retained in any proposal, providing screening to the development.

In terms of the visual or landscape effect of any development, the site is well screened by the existing trees and the topography. The condition of the central part of the site, currently occupied by former poultry sheds, is one of dereliction (recognised in paragraph 3.139 of the Final Submission) and is in effect brown-field land, would be remedied by development. Mr Bowker's land is also the site of disused stables, which is a substantial building, so that any future development would have no adverse effect but would, in comparison with the current situation, be an improvement.

In conclusion, it is acknowledged that it is proposed to retain the development boundary which is strongly supported, as this should make the principle of some development on the site acceptable subject to satisfactory details. However, on behalf of Mr Bowker, for the reasons outlined, I would request that the land allocation boundary is reinstated with the exclusion of the southern part.

If you have any questions, please do not hesitate to contact me and please ensure that this letter is brought before the Inspector and the SLDC Land Allocations Examination Hearing when Matter 11 (Levens) is discussed on Day 6, 7th November.

Yours sincerely

A large rectangular area that has been redacted with a solid yellow color, obscuring the signature of Peter A Stephenson.

Peter A Stephenson