

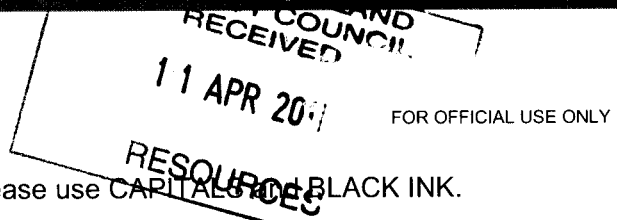


Land Allocations Consultation Room to Live, Space to Breathe

# Consultation Response Form

## Your contact details

If you are completing a paper copy of this form please use CAPITALS AND BLACK INK.



Your details	Your Agent's details (if you have one)
Organisation:	Organisation:
Name: SHEILA BROOKS	Name:
	Address:
	Postcode:
	Tel:
	*Email:

we aim to minimise the amount of paper used and sent out. Therefore, where an email address is supplied, future contact will be made electronically.

This response contains  pages including this one.



Please tick the box if you would like us to notify you when the Land Allocations Development Plan Document is submitted to the Secretary of State for independent examination and when it is adopted by the Council.

If you have any questions, or no longer wish to be consulted on the South Lakeland Local Development Framework, please call the Development Plans Team on tel: 01539 717490.

Completed forms can be sent to:

**Development Strategy Manager  
South Lakeland District Council  
South Lakeland House  
Lowther Street  
Kendal  
LA9 4DL**

# Comments about suggested site allocations (and other map designations)

Please use this form to comment on emerging options and other sites as they appear on the settlement maps. Please complete one of these sheets for every response you make.

Which site or allocation do you wish to comment on?			
Settlement (e.g. Natland)	Map Number (e.g. 11)	Site reference number (e.g. R62)	Other designation – If you want to comment on something that doesn't have a site reference (e.g. development boundary, town centre boundary, green gap) please describe it here
CASTLE WARD		R121M	
Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)			
<del>I support</del> /do not support /support in part the suggested site allocation/designation for the following use(s) Housing/ <del>employment</del> / <del>retail</del> /community uses/open space/ other (specify).....			
Please explain your reasons (continue on a separate sheet/expand box if necessary)			
<p>I would like to express my deep concerns which cause me to oppose the plans for allocating the sites <u>Ref 121M</u> for residential housing (this includes site Ref R41, R56, R676) &amp; attach separate sheets explaining reasons for my objection.</p>			

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I have three main objections to the allocation of site reference R121M for building residential properties, especially in the number put forward (147).

I state below my reasons for my objections.

### Risks of Flooding.

The houses & bungalows in Oak Tree Road & Rowan Tree Crescent have had a history of flooding from the time of their building. The main cause was an active stream in the field to the east of Oak Tree Road & three springs in the field which emerge as streams after heavy rainfall & flow down in a N.E to S.W. direction to join with other run-off water creating extremely boggy conditions to the rear of Oak Tree Road.

The active stream was culverted to emerge in the field to the south of Oak Tree Rd & Rowan Tree Crescent. This itself was not successful & has caused flooding to nearby properties over the years.

I have been told that there are three or four springs ~~in~~ directly behind the garden to the east of Oak Tree Road & it is certainly true that the land there is permanently damp, especially at the southern end.

My own property is having problems with water remaining around my front door step after rain, & I have been told that this is due to the high water table & I am in the process of having some further drainage work done.

These problems are getting worse & many neighbours are finding more & more water lying in the road in front of their properties.

Earlier this year the culverted water was not coping & was flowing down the north side of R56 to flood through the wall at the east end into Cattle Green lane, to flow north down the road, leaving mud & debris when the flow of water did eventually stop.

The effect of building on these sites (R121, R141, R56 & R676) with the necessary major groundwork for services, gas, electricity, sewerage & water, with the inevitable

concreting over could seriously compromise water flow from this run off area. It could also compromise the Steels Beach Flood Alleviation project already achieved.

In the Consultation Fact File, page 36, 58 & 68 show that the Environment Agency, United Utilities, National Grid all raise these reservations with comments such as - (a) E.A. This land provide an area for water run off & is unsuitable for building. (b) U.U. & Nat. Grid This site is infeasible for the required services unless really major groundworks on the infrastructure is undertaken.

From previous sites that have had works undertaken for such purpose & have consequently failed in achieving their aim these comments should be taken as a definite warning.

## Traffic generation & Access

The traffic generated onto one of the main routes into Kendal could cause even more delays & disruption, especially at peak times, & cause more hazard for children crossing the road to attend Castle Park School. Castle Green Lane is also one of the emergency routes when traffic is diverted off the Motorway. The extra traffic needing to use Sandylands Road would put even more pressure on this road which has to be used by the large vehicle, once again effecting a well used school.

Access to these routes R56, R141 & R121 has been proposed as via Castle Green Lane at Oak Tree Road. Oak Tree Road is a very narrow road as is Rowan Tree Crescent & the actual access onto Castle Green Lane is from a blind bend & an incline, which is quite dangerous even now.

The Atkins report, commissioned by S.L.D.C came to the conclusion that if access was needed it should be from Castle Green Lane only.

## Landscape, Environment

As an entry + exit route to + from Kendal this area gives an important visual impact of a balanced rural/urban landscape to both residents + visitors alike; leading to Kendal, a market town sheltering in its valley. The views from the Western side of Kendal are appreciated by residents + visitors as they look over to the gradual rise of the fells to the railway + above it.

Guests at the Castle Green Hotel enjoy being surrounded by rural landscape, rather than an 'urban sprawl'.

The area is home to much wildlife, including in one area Greater Crested Newts. Many bird species can be found there - Greater Spotted Woodpecker, Sparrow Hawk, Linted, Greenfinch Goldfinch. The area is also populated by Pipistrell bats. The biodiversity of the area would be a very sad loss not only to those that are fortunate to live near it, but to Kendal generally.

A previous application for building an R56 was refused by inspectors in 1995 on landscape grounds.

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I also feel strongly about the possible loss of agricultural land, especially for grazing purposes which is so important to this area, & in the future to all of Britain.

I have stated my main concern though, & would like to be kept informed of all future developments.

Yours faithfully