



# Consultation Response Form

## Your contact details

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Your details	Your Agent's details (if you have one)
Organisation:	Organisation:
Name: DR. R. V. CRAWLEY	Name:
	Address:
	Postcode:
	Tel:
	*Email:

rinted and sent out. Therefore, where an email address is supplied, future contact will be made electronically.

This response contains  pages including this one.

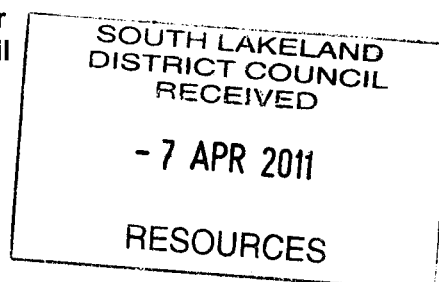


Please tick the box if you would like us to notify you when the Land Allocations Development Plan Document is submitted to the Secretary of State for independent examination and when it is adopted by the Council.

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
Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)			
I support /do not support /support in part <b>the suggested</b> site allocation/designation <b>for the following use(s)</b> Housing/employment/retail/community uses/open space/ other (specify).....			
Please explain your reasons (continue on a separate sheet/expand box if necessary)			

**Comments and Observations regarding 'Consultation on Emerging Options':  
Land Allocations Development Plan Document: January, 2011:  
South Lakeland Local Development Framework.**

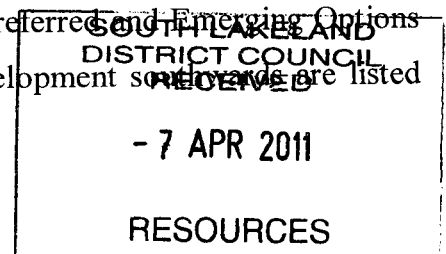
From: Dr. Roger V. Crawley, B.A., M.Sc., Ph.D., March, 2011.

My qualification to speak rests on my professional experience as a landscape planner and ecologist in local government.

**1. Introduction**

1.1 I submit the following comments as a coherent critique, rather than as separate statements in the formula preferred by SLDC in its Consultation Response Form, because both sites and issues in land allocation are related subjects and need to be considered in the context of the overall purpose of the South Lakeland Development Framework and its evidence base. Furthermore, these comments and observations on the Land Allocations Emerging Options of the Core Strategy of South Lakeland District Council (notably sites **E31M** and **E4M**) augment the succession of statements I have made to the local authority since 2001 on the expansion of the Kendal urban area to the south of its existing Local Plan Development boundary. My previous statements include comments made in a paper (copy enclosed) in 2001 (your ref. 333) relating to South Lakeland Local Plan Alteration, September 2000; in May 2008 (copy enclosed) relating to Core Strategy Preferred Options; and in February 2009 (copy enclosed) relating to Preferred Options. Although certain of my previous comments were made in the context of PPS12 (2004), which has since been replaced by PPS12: Local Spatial Planning (2008), the planning issues are essentially the same. For example, there is an overriding obligation on Core Strategies 'to produce a **vision** [my emphasis] for the future of places', and 'to translate this vision into...land allocations' (PPS12: 2.1), because 'Spatial planning plays a central role in the overall task of **place shaping** [my emphasis]...' (2.3), and 'provides a means of safeguarding the area's **environmental assets**...(2.6).

1.2 The **substantive issue** of the appropriateness of **Kendal's expansion southwards in the Kent valley**, within the overall context of the shape and setting of the Town, has been neglected, in my view, in deciding the suitability of land allocation for development in both the Preferred and Emerging Options planning procedures. Although options for development southwards are listed



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in the SLDC Kendal Fact File, notably sites to the south of Helm Lodge (R104), the Roman Fort at Watercrock (E31 and EN30), Scroggs Wood (E4 and EN37), Helsington Laithes (RN132 and EN38), and Burton Road (M2M), at no stage has the obligatory overview been taken of the implications of such expansion in terms of **place shaping** and **vision**. Indeed, it appears from the options listed and from the emerging choices (E31M, E4M, and M2M), that it is a foregone conclusion that Kendal will expand its urban area southwards whatever the consequences to the surrounding environment.

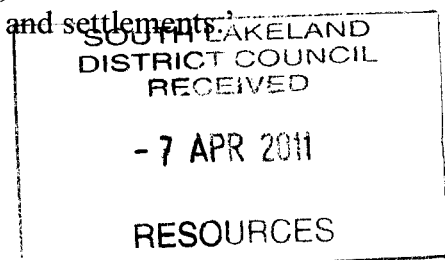
- 1.3 As I make my comments and observations, it will become apparent that the options listed and subsequently chosen as emerging have been considered in isolation, with the emphasis upon an overriding determinant – the percentage allocation for Kendal to meet Core Strategy employment land demands - than on an incumbent Core Strategy and Structure Plan responsibility to ‘protect’ and ‘sustain’ existing special environments, and to create ‘an overall vision which sets out how the area and the places within it should develop’ (PPS12: 4.1). As a former landscape planner, I find it astonishing that the Emerging Options consultation document, after stating (p.23) that among the ‘Key local factors influencing the location of new development in Kendal are;

Maintaining and enhancing the **quality of the surrounding landscape** and the need to achieve urban edges which maintain or enhance the character and appearance of the town when viewed from key approaches by road and rail from important viewpoints such as Kendal Castle, The Helm, Kendal Fell and Scout Scar / Brigsteer Road;’

should then proceed to select options **E31M** and **E4M** in the Kent valley as sites for employment development. How can the selection of these two options be consistent or sound with the following ‘Main implications for the DPD’ given in the Sustainability Appraisal Scoping Report: Land Allocations (October 2010)?

‘Culture and Heritage’ (p. 17): ‘Land Allocations DPD must take account of how the location of or type of development proposed on sites could compromise or provide benefits to heritage, historical, cultural and archaeological features, buildings, events and environment/settings.’

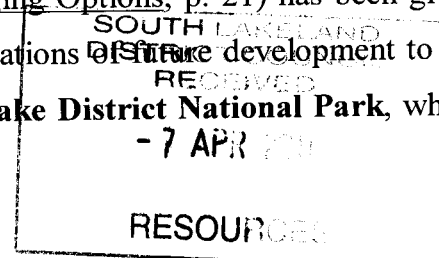
‘Landscape’ (p. 19): ‘Land allocations DPD must consider how the location and dimensions, as well as likely development type, of sites could detract from or improve the landscape and the setting of features and settlements.’



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I hope that my comments will show that both **E31M** and **E4M** in particular seriously compromise, and detract from, the features of their landscape, environment and setting. The Kendal Fact File, in its preliminary assessment of these options mentions numerous negative impacts and constraints, and the range of associated mitigation measures. If so much negative evidence and so much mitigation compromise the choice of these options, why were they made and permitted to reach this stage, especially E4M which was not considered as a preferred option. Such potential harm across a spectrum of environmental assets is contrary to the planning obligations set out in PPS9: Biodiversity and Geological Conservation 2005; PPS5: Planning for the Historic Environment 2010; and PPS7: Sustainable Development in Rural Areas (2004) under *The Countryside* (5-131), 15: 'Planning authorities should continue to ensure that the quality and character of the wider countryside is protected and, where possible, enhanced etc.' The points I make below will argue that the ***Landscape Character, Heritage Value, Environmental Importance, and Recreational Significance*** of the countryside of the Kent valley corridor south of Kendal call for its protection as open green field space where the spatial planning safeguards the area's environmental assets. Significantly, 'The River Kent Green Corridor' is already identified under **Green Spaces and Open Spaces** in Emerging Options (p. 36).

- 1.4 During the course of the Core Strategy deliberations much has been made of the status of Kendal as the **Gateway to the Lakes**. The majority of visitors to the Lake District National Park, and to Kendal itself, arrive from the south, whether by road or rail. The Kent valley countryside lying between Helsington Barrows and Scout Scar on the west and The Helm on the east creates this **gateway entrance**. If the **gateway identity** of Kendal is to be respected then attention should be given to how any future development of the town on the south is likely to affect this identity, especially negatively. This matter has yet to be seriously discussed in the evidence-based documents. The significance of this omission will accrue as I draw attention to other shortcomings in respect of consideration given to the italicised headings listed above.
- 1.5 Furthermore, only passing reference (Emerging Options, p. 21) has been given in the Land Allocation process to the implications of future development to the proposal for a **southern extension to the Lake District National Park**, which



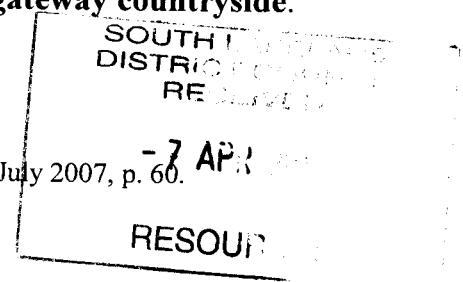
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is recommended in Lakes to Dales: Landscape Designation Project Consultation Document (Natural England, 2009, pp. 16-17). The extension covers the Lyth Valley as far as the outskirts of Levens, the karst ground of Helsington Barrows adjacent to Scout Scar, and the Brigsteer environs south to Sizergh Fell and Sizergh Castle. The recommendation notes that, 'The Helsington Barrows and Sizergh Fell ridge is a key feature into the area and forms part of the southern gateway to the Lakes.' It also emphasises that, 'This area is very sensitive to further urban, road or large-scale development, which would adversely affect its landscape quality and tranquillity.' Once designated, as is likely, this extension will bring the national park boundary closer to Kendal, and give proper recognition to the quality of the landscape on the western side of the Kent valley corridor.

## 2. *Landscape Character*

- 2.1. The landscape character of the Kent valley corridor is based on Technical Paper 5: Landscape Character of the Cumbria and Lake District Joint Structure Plan 2001-16, and on Policy E36 of the Structure Plan: **Landscapes of County Importance**. In my previous comments (27/05/08 attached) on the Core Strategy Preferred Options, I emphasised the distinctiveness of the convergence of a number of landscape types (5 in all) in the corridor between The Helm and Scout Scar (2008 / p.4), and noted that an earlier study had recognised this fact<sup>1</sup>. This convergence accentuates the landscape importance of the corridor and adds to the significance of the Drumlin Field Landscape of County Importance designation that had previously been recognised in the Kent valley (see below). I also emphasised the significance of what is currently a very definitive arboreal edge to the southern margins of the town in the vicinity of the River Kent (2008 / p.4, and enclosed map), an edge which includes the linear belt of Scroggs Wood from the river to the A6. The **gateway to Kendal**, therefore, is not only impressive for a range of landscape types set closely together but also for the fact that development has not breached the definitive edge to the town on the south and intruded into the visual field of the **gateway countryside**.

<sup>1</sup> Cumbria Wind Energy Supplementary Planning Document, July 2007, p. 60.



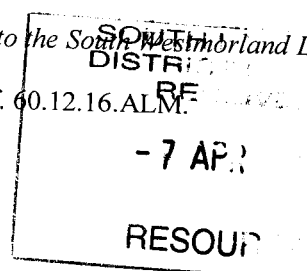
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- 2.2. SLDC will know that **E31M** has a controversial history as a site for employment development. It was rejected as such by a planning inspector in 1988 in his review of objections to a South Westmorland Local Plan.<sup>2</sup> When it was included again in the South Lakeland Local Plan 2006 in 2000, it was eventually rejected after consultation, a review by another inspector, and a site visit by the Planning Committee. In May 2001, a 'Revised Plan showing that the employment allocation has been removed, the development boundary realigned and the area designated as County Landscape' was issued.<sup>3</sup> It is an example of unsoundness in planning practice that this site should resurface again after being considered inappropriate in the past. How 'could [E31M] be considered a logical extension of Natland Road Employment Area [Clarks]', (Emerging Options, p. 34), with such a history of refusal? And why should the nearby area (R49 and R536), currently designated as employment land within the development plan boundary, and which has remained derelict for over ten years, continue to be unused when it lies between two functioning employment zones? My comments of 27/05/2008 refer in detail to the reasons why development at E31M contravenes many of the clauses in Core Strategy policies CS7.4, CS8.1, CS8.2, and CS8.6, reasons that continue to prevail and which are reiterated here.
- 2.3. With respect to site **E4M**, the South Lakeland Housing and Employment Land Search recognises (p.56) that 'Scroggs Wood forms a strong boundary to the town and [that] development to the south of this would be highly visible in the wider landscape and should, therefore, not be permitted.' A similar emphatic conclusion was reached in 1988 by a planning inspector, who also recognised the importance of Scroggs Wood as part of the definitive edge to the town; 'Open farmland and Scroggs Wood form an ideal visual edge to the built up area made all the more important by the open views afforded from the bypass'.<sup>4</sup> The emergence of the huge site at E4M (17.9Ha) as a potential location for employment shows that the advice of the land search specialists and a previous planning inspector have been disregarded; that the Core Strategy policies cited above in respect of E31M have not been applied with due soundness to E4M by SLDC; that SDLC has decided to breach the definitive southern edge of the

<sup>2</sup> W.E. Hewitt (September, 1988), *Report On Objections to the South Westmorland Local Plan*, paragraph 414, p. 63; and cited by me 2008, p. 2.

<sup>3</sup> Personal communication from SLDC 29 May 2001, Ref. 60.12.16.ALM.

<sup>4</sup> Hewitt, op. cit. paragraph, 368, p. 57.



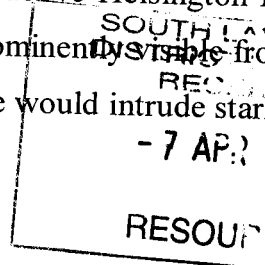
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town and extend the urban area into what the Structure Plan and the Land Search recognise is countryside of special importance; and that the concept of a **gateway approach** to Kendal is considered irrelevant by SLDC to the future identity of the town. And yet, in the SLDC Kendal Fact File (p. 117), with respect to the rejection of site EN38, it is unreservedly recognised:

‘However, the key constraint is the likely impact of development for landscape character and it is considered [that] strategic employment uses in this location would **significantly harm the landscape** [my emphasis]. In view of this, it is considered [that] **any development in this location would have [a] significant adverse impact on existing views from adjacent surrounding area and alter the existing character of the area by introducing an urban landscape incongruous to the rural landscape setting** [my emphasis]. In this context it is considered an inappropriate location for new development.’

Incredibly, the adjacent site at E4M across the A6, to which the same arguments apply, is not dismissed as an ‘inappropriate location’. This is manifestly illogical and is certainly not sound planning practice. And only a biased or incompetent assessment, such as that made by the NWDA Study, could conclude, ‘that with an appropriate landscape scheme this site [E4M] has the capacity to absorb development without being unduly prominent within the landscape’ (p.119 Kendal Fact File). The site will always be prominent in the Kent valley when seen from The Helm, and in the **gateway approaches** to Kendal, as the planning inspector noted in 1988. This example of inconsistency displays a total lack of soundness of the kind I cited in my previous communication (2008, pp.4-5).

- 2.4 With respect to CS7.4, development at **E4M** will not be ‘of a scale in keeping with its surroundings’; and will be ‘detrimental to the character [and] appearance of the landscape’. Any detailed and thorough assessment of the prominence in the landscape of the E4M site, which consists of two large pasture fields elevated above the flood plain of the river and which slope upwards to the A6, should reveal that the emergence of this option is a major visual and physical assault on the character and heritage assets of the local landscape. Any development would sit in the landscape on elevated ground between two high shapely drumlins that currently attract the eye in views from the east – the one at Prizet and the one above Helsington Laithes close to the town’s urban area. The two fields are prominently visible from the whole length of The Helm ridge, and development here would intrude starkly into views from

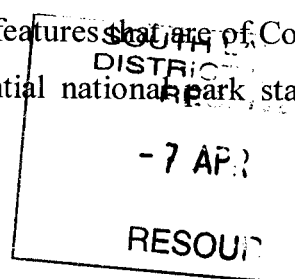




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this ridge across the Kent valley towards the limestone scenery of Helsington Barrows and the distant Lakeland peaks. From the Friends of the Lake District gate mid-way along the ridge-wall until the trig-point at The Helm summit, the views across the site are in a direct line with the distant prospect of the Langdale Pikes. Any development would intrude markedly into the middle-distance prospect of Helsington Barrows, which has considerable visual integrity, notably for its curved outline as it falls away to the Brigsteer Road. From the Helm trig-point, the large and impressive meander that encloses the site of the Roman Fort at Watercrock, a Scheduled Ancient Monument (SAM), would be dominated by any development across the river against Scroggs Wood. This is clearly an example where a heritage site – perhaps because it does not have a visible ruin – has been dismissed with only an apologetic ‘need to carefully consider’ its relevance to the case in hand Kendal Fact File (p. 121), even though the meander is a dominant feature in the landscape. The two fields adjacent to Scroggs Wood are also visible from the east at Oxenholme railway station, and from trains in their approach to, and departure from, the station.

- 2.5 A proper assessment of the visual impact in the Kent valley landscape of future development at **E4M** should have noted how dramatic an intrusion this site would be because of its size, its very open location, and particularly its raised position above the flood plain. Such a large intrusive development would seriously reduce, not maintain or enhance, the quality of the surrounding landscape and its assets, and show that SLDC has contempt for its own ‘key local factor’ in selecting sites quoted above (p.1). It should also be obvious to the local planning authority that the two large fields of E4M are visible from the northern edge of the National Trust property on Scout Scar (the open larch wood), and from various points along the higher stretches of Helsington Barrows all the way to the Mushroom. The site at **E31M** is equally as prominent from this westerly direction. Both sites are visible in the approach to Kendal via the Brigsteer Road, the A591, and the A6, and if developed would make a mockery of the concept of a **gateway entrance** to the town which is, currently, a dramatic feature of its identity on its southern margin. The Core Strategy obligation to safeguard environmental assets should attach greater importance to a margin which consists of features that are of County Landscape Importance (the Drumlin Field), of potential national park status (Helsington



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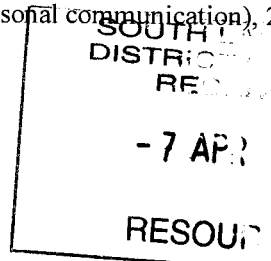
Barrows), of heritage significance (the Roman Fort and the Sattury), of European Special Area of Conservation status (the River Kent), and which includes an historical thoroughfare (the Lancaster Canal) that is programmed to be restored as yet another impressive approach to Kendal from the south.

### 3. *Heritage Value*

- 3.1 The site of the Roman Fort, **ALAVANA**, at Watercrock (SD5190) is an English Heritage **Scheduled Ancient Monument** (SAM), a heritage asset which derives significance not only from its strategic location within a large meander of the River Kent but also from associated field features and its setting within the valley, notably its visual relationship with the distinctive eminence of The Helm. To date, the position of the fort's civil settlement has not been located in the landscape. However, a local specialist in Roman history believes that the flat ground lying to the south of Watercrock lane between the footpath to Hawes Bridge and the river was the fort's training area, and that the nearby low mound (topped with a hedge), which has a symmetrical indentation, supported the temple platform from where both training instructions were given and allegiance to the emperor practiced.<sup>5</sup> A cemetery for the fort has yet to be located but may exist between the Sattury and the river. The fort and its associated field features are one of the Roman heritage sites visited by students from John Moores University, Liverpool, and from local schools, in field excursions. It is possible that the Sattury (SD51559029), a conical knoll<sup>6</sup>, as well as the temple mound, may have served as look-out points for the fort for views down-river. Similarly, in Roman times there may have been a strategic connection between the fort and The Helm. ALAVANA, which probably housed a legionary cohort, may have been associated with a Roman road running from Low Borrow Bridge (near Tebay), the site of another fort, over Whinfell via Patton Bridge and Mealbank to Kendal. The Roman associations of the fields at Watercrock between the River Kent and the old course of the Lancaster Canal, therefore, render this whole area a landscape of heritage and archaeological significance, a degree of importance that has been given cursory attention in the selection of emerging sites for development, especially in respect of Core Strategy policy CS8.6.

<sup>5</sup> Tom Clare, former County Archivist for Cumbria (personal communication), 2010.

<sup>6</sup> This Sattury may be of Iron Age origin.



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- 3.2 The inclusion of emerging options **E31M** and **E4M** in such close proximity to the Roman fort and its **heritage setting**<sup>7</sup> is, in my view, contrary to the planning stipulations in PPS5: Planning for the Historic Environment 2010, and the Core Strategy policies CS8.6 and CS8.2. The evidence base of the significance of the whole area is lacking in detail. The Local Development Framework has not given adequate consideration to 'the character of the [historic] environment and [the] area's sense of place' (Policy HE3 of PPS5). Development at both sites will detract from the heritage setting and harm its sense of place.
- 3.3 The absence of few visual signs of the **Lancaster Canal** at Watercrock has also caused the historical importance of this missing waterway to be overlooked. As I pointed out in my statement of 2008 (p. 3), development at **E31M** should not be considered in isolation when Area Action Plans for the restoration of the canal are in the offing (Paper 2001 and Comments 2008, p. 4). PPS12: 5.5 emphasises that, 'Area Action Plans can assist in producing a consensus as to the right strategy for an area and how it might be implemented' (a consideration that is being compromised by the selection of **E31M**). If, as seems likely in due course, the canal is restored to Canal Head in Kendal, eventually providing a waterway entrance into the town from the south, the heritage value of the section of landscape from Natland to Watercrock will acquire even greater significance.
- 3.4 Currently, there are views of **E4M** and **E31M** from the canal towpath between Crow Park Bridge (over the canal) near Natland and Watercrock lane. Not far from Crow Park towards Kendal, any development on the elevated ground at **E31M** will be discerned directly ahead against the poplar/cypress screen that presently conceals Clarks' warehouses (with Kendal Castle clearly visible in the background), and is likely to interfere with views of the castle. From this direction, the castle is a prominent feature at the moment in the approach from the south whether walking or (as in the future) by boat along a restored canal. In the progress to the next canal bridge at Natland Hall, the site at **E4M** can be seen against the backdrop of the Helsington Laithes drumlin. Once passed this bridge, the canal is elevated on an embankment and **E4M** is starkly visible against the drumlin with Scroggs Woods seen as the present edge to the town.

<sup>7</sup> PPS5: Annex 2 definition: 'Setting: The surroundings in which a heritage asset is experienced'.

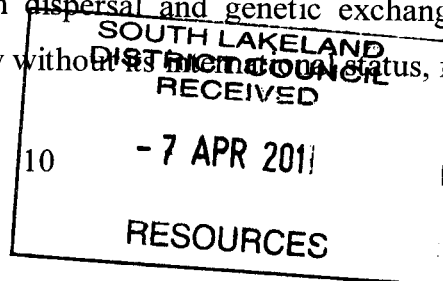
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This **gateway approach** to Kendal is very impressive, with views of Helsington Barrows to the west, The Helm to the east, and Benson Knott on Hay Fell to the north above Kendal.

- 3.5 Conversely, development on the elevated ground at **E31M** will obliterate the impressive views towards Prizet over the Drumlin Field County Landscape for walkers and future canal users leaving the town, a landscape that is rightly described as 'peaceful' at the moment by the Kendal Fact File (p. 123). It should be obvious that the course of the old Lancaster Canal between Watercrock and Crow Park is in a landscape 'sensitive to change' and, as such, should be 'protected' (PPS12: 5.4) in anticipation of its future Area Action Plan.

#### 4. *Environmental Importance*

- 4.1 The **River Kent SSSI**, (along its entire length including its tributaries), is protected under the European Habitats Directive (1979) as a **Special Area of Conservation** (SAC), and under the European Birds Directive (1992) as a **Special Protection Area** (SPA), the *raison d'être* for these designations being biodiversity. The peacefulness of the stretch of the river at Watercrock is very evident from the clear calling of oyster catchers (*Haematopus ostralegus*) and curlews (*Numenius arquata*) in spring and summer, both of which birds breed locally, among numerous other birds for which the Kent is important. The interaction between the riverine habitats and the openness of the flood-plain landscape make this part of the Kent valley valuable, not only for breeding biodiversity and for bird migration (notably waxwing / *Bombycilla garrulous*), but also for its peaceful sense of place, a condition that is currently rural, scenically and ecologically. Development on this south side of Kendal will inevitably detract from this condition and harm both the scenery and the ecology. Erosion of green-field sites by urban sprawl, especially those where biodiversity is recognised to exist, should not be countenanced lightly – if it is to be countenance at all within such close proximity to a SAC and SPA. Even Policy E35 of the Structure Plan: 'Areas and Features of nature conservation interests other than those of national and international importance' recognises the significance of 'Landscape features of major importance for fauna and flora, which are essential for migration dispersal and genetic exchange'. Scroggs Wood would fall into this category without its current status, for it contains

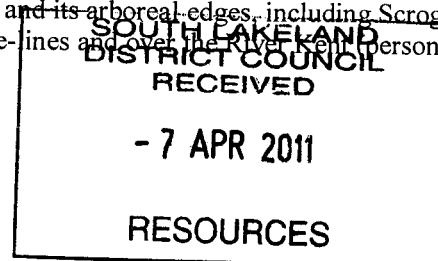


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Spindle (*Euonymus europaeus*), an ancient woodland indicator species, as well as being an integral feature for bird migration in the Kent valley. Its specific inclusion within the River Kent SAC and SPA enhances the wood's importance to such a high level that even with the requisite buffer zone of 100 metres called for in the legislation, the intrusion of noise, lighting, and increased human activity associated with employment development at the huge **E4M** site would seriously undermine the existing environmental integrity of the wood, and the quietude of the nearby weir. Mitigation measures will not alleviate the harm that development will cause, and will not be consistent with Core Strategy policy CS8.4.

- 4.2. Neither the ecological, nor the structural, significance of arboreal edges at Watercreek seems to have been adequately appreciated in the consideration of **E4M** and **E31M** as sites for development. Once arboreal edges are established, as is the case with the belt of trees extending from Helm Lodge (mature beech), down Watercreek lane between its ancient hedge and Clarks warehouse (poplar/cypress screen), along the steeply incised river-bank (oak/ash), and then across the river against the treatment works with its planted screen and the bank-side trees (willow/alder/ash/sycamore), linking with the riverine section of Scroggs Wood, the part they play in local ecology is often under-valued. For example, the old beech trees opposite Clarks, and the broadleaves beside the river Kent between Natland Mill Beck and Watercreek Lane, may be the bat roost referred to by SLDC in Core Strategy: Preferred Options (Table 3, p. 134). **E31M** and its associated utilities will affect this habitat.<sup>8</sup> Currently, these arboreal edges, as habitats, are open on the south to the ecology of the Kendal **gateway entrance** countryside, an openness that is scenically as well as ecologically critical, and also of recreational importance to the local community. The significance of these open edges against impressive countryside has not received the close attention it deserves, as in the case of Core Strategy policies CS8.1 and CS8.2.
- 4.3 The importance of **Ancient Woodland** and of **Networks of Natural Habitats** is stressed in PPS9: Biodiversity and Geological Conservation 2005. Together, the

<sup>8</sup> Bats are a protected species. It is known that Watercreek and its arboreal edges, including Scroggs Wood, provide bat roosts and feeding grounds along the tree-lines and over the River Kent (personal communication: Westmorland and Furness Bat Group).

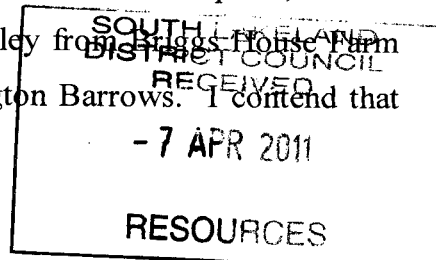


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habitats of Scroggs Wood, the River Kent and its flood plain, the course of the Lancaster Canal, and the arboreal edges make the Watercreek area one of considerable ecological importance. This importance, as I have emphasised, has not been given the attention called for by PPS9 in the selection of options **E31M** and **E4M**. The European Habitats Directive, under which the River Kent SAC and SPA are protected, attaches particular emphasis on the need to safeguard the **integrity** of such areas. It is incumbent on both national and local authorities to ensure that an 'appropriate assessment' is made to determine that development will not have a negative impact upon this 'integrity'. The European legislation has consistently set the bar for 'appropriate assessment' extremely high – that is to say, very small impacts can damage the 'integrity' of European sites of conservation. I contend that **E4M**, in particular, will cause deterioration in 'integrity' if allowed to proceed.

## 5. *Recreational Significance*

- 5.1 Both sides of the River Kent flood plain at Watercreek are enjoyed by the public. The river is a favourite fishing ground for the Kent Anglers Association. The vicinity of the weir is a popular location for families to engage with the bird-life of the river, to experience the vicissitudes of its flow, and to enjoy the impressive surrounding scenery. Kayak clubs and trainee groups use this location regularly as a launch-place for trips downstream to Hawes Bridge. Development at **E4M** will transform completely the current open character of this experience. Footpaths follow either bank of the river, into and out of Kendal, the weir location and the lay-by on Watercreek lane being popular parking places for walkers. Development at **E4M** and at **E31M** will completely diminish the sense of detachment from the Kendal urban area currently enjoyed by these recreationists. This is enjoyment of the local landscape and its heritage assets at the micro-level which, when linked with that at the macro-level of The Helm, Scout Scar and Helsington Barrows, and the **gateway entrance**, points up the varied importance of the Watercreek countryside and that of the Kent valley corridor to the community of Kendal and its visiting tourists. Both **E4M** and **E31M** will be visible to walkers from the riverside and canal footpaths, as well as from the higher paths that descend into the valley from **High House Farm** and High House, the Brigsteer Road, and Helsington Barrows. I contend that



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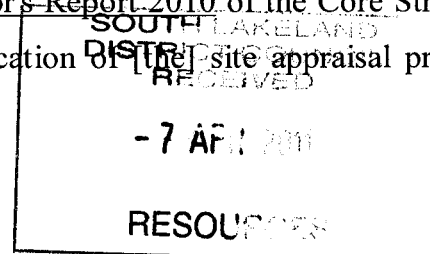
the omission of a proper assessment of this recreational significance is another example of a lack of sound planning in the selection of emerging options E31M and E4M. Perhaps SLDC has forgotten the commitment it made in the Local Plan of 2006 (Section 1.54):

**'The Local Planning Authority** recognises the crucial importance of building substantial green "lungs" and open spaces into a strategic plan for the area. It **would protect a broad swathe of the riverside at Watercrock and the site of the old Roman fort and expect these areas to be dedicated for public use** [my emphases].'

Core Strategy policy CS8.1 should allow for this earlier commitment to be respected.

## 6. *Conclusion*

- 6.1 As in the Local Plan of 2006, Policy CS8.2 of the Core Strategy addresses the importance of **Green Gaps**, especially where they: 'Contribute to maintaining a settlement's identity, landscape setting and character; Comprise predominantly open land maintaining an "open" aspect; [and] Where possible afford recreational and biodiversity opportunities.' The existing countryside of the Kent valley corridor due south of Kendal contributes to both the identities and settings of the town and of Natland. The wider Kent valley corridor itself, as I have discussed, affords both recreational and biodiversity opportunities. Once the green aspect and the heritage assets of this countryside are encroached upon, and the southern edge of Kendal breached, where will development end? What is the planning **vision** for this currently 'open space', 'green-field space', and 'green corridor'? These two vital questions have yet to be addressed in the Core Strategy, an omission that is not only serious but unsound in planning terms. As I have emphasised, PPS12 places critical importance upon the concept of **vision** in spatial planning and Core Strategies. PPS12: 4.14 also recognises that, 'Core Strategies represent [or should if the evidence base is sound and credible] a considerable body of work and are intended to endure and give a degree of certainty to communities and investors'. Without a clear and justifiable **vision** for the future of the countryside on the edge of south Kendal 'certainty' is, as yet, far from being clarified. The Inspector's Report 2010 of the Core Strategy emphasises the special need for a 'Clarification of [the] site appraisal process



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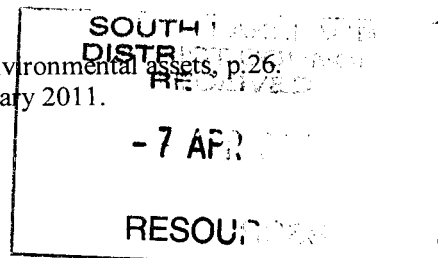
and [the] criteria for employment land selection'.<sup>9</sup> In particular, the Inspector's Report notes the 'reservations [which exist] about the possible landscape impact of new development of scale on the setting of the town....'.<sup>10</sup> In my view, these reservations remain valid for the Watercreek area.

- 6.3 The emerging options **E4M** and **E31M** give cause for concern because they have tacitly been given clearance as acceptable, despite the glaring inconsistency in the arguments that select the former when EN38 is considered 'an inappropriate location for new development', and the lengthy history of refusal for the latter. It should be understood and stated by SLDC in its Core Strategy Land Allocations that these two employment sites set a precedent for expansion of the Kendal urban area on the south of its existing development plan boundary, a precedent that has profound planning implications for the future **place-shaping** and identity of the town, as well as the **integrity** of the 'The River Kent Green Corridor'.
- 6.3 It has come to my notice<sup>11</sup> that Environmental Impact Assessments have not yet been carried out for any of the emerging options. My comments should have argued successfully that both **E4M** and **E31M** are inappropriate locations for new development. If these options progress any further, both should come within The Town and Country Planning (Environmental Impact Assessment) Regulations 1999 (currently under revision) and will require the completion of an environmental statement. When complete, I am sure that the statements will, in each case, justify and uphold the comments I have made here.
- 6.4 Lastly, as the derelict brown-field site on Natland Road, bordered by the River Kent and Natland Mill Beck, reveals, certain unused land already zoned for employment functions remains vacant. There is no reference in the Core Strategy evidence-based documents to a recent survey of the number, size and location of vacant units in the existing industrial and business estates in Kendal. My occasional visits to these estates, even before the current economic downturn, made it obvious to me that a considerable number of units are unused. This factor should have been taken into account in determining: a) the current employment capacity; b) the current spare employment capacity; and c) the

<sup>9</sup> Non-Technical Summary.

<sup>10</sup> Issue 5: Protection of the natural environment and other environmental assets, p.26.

<sup>11</sup> Personal communication from Damien Law, SLDC, February 2011.





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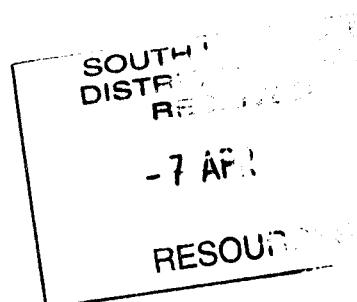
demand for future employment capacity. This information should be critical to any planning decisions about where to locate future employment development. With respect to the evidence base for employment land needs, the Inspector's Report 2010 notes that, 'The tension between evidence and policy intent is regrettable'.<sup>12</sup>

- 6.4 It is a prerequisite of Local Development Framework proposals that when land allocations have been confirmed they will be scrutinised by a planning inspector. I am sure that if **E4M** and **E31M** are retained as sites for future development, an inspector will be severely critical of the planning judgements and the evidence base that has allowed these two sites to be included as emerging options.

Dr. Roger V. Crawley,

(Copies to: Friends of the Lake District / Woodland Trust / Cumbria Wildlife Trust / Lancaster Canal Trust / English Heritage / Natural England)

<sup>12</sup> Core Strategy Inspector's Report 2010, p. 18.



To: Miss Rea Psillidou,  
Development Plans Manager,  
South Lakeland District Council,  
South Lakeland House,  
Lowther Street,  
Kendal, LA9 4DL.

From: Roger V. Crawley,

Comments on: **Core Strategy Preferred Options**, South Lakeland Local  
Development Framework, April 2008.

My response to the Core Strategy Preferred Options (2008) focuses attention on the South Kendal (Natland Road) location for possible employment development (No. 3 Figure 21, p. 128). This growth site is number 21 on Figure 20 (p. 126) of the Core Strategy. If, as Table 3 (p. 134) states, the land in question is 'to the west of Natland Road....potentially in 2 or 3 ownerships', then I assume that more than the two fields (11.5 hectares) owned by Clarks Properties (excluding the site of the Roman fort) is an option for development – a considerable area of land for industrial purposes on a greenfield site. As a former landscape planner in local government at national (Civil Service), national park (Yorkshire Dales), and county (Powys) levels, I am concerned that: a) a location with a history of decisions against its development; and b) with, in my view, an inadequate assessment of its suitability and sustainability for development should be included in the Core Strategy. The *raison d'être* of a Core Strategy (as the document itself recognises on pp. 3-4, and as required in PPS12 *Local Development Frameworks*, 2004) is to pull together the desires, needs and demands of the local community (received from consultation) and the planning policies specified at national, regional, county and district levels. In particular and especially, a Core Strategy is required by law to ensure that all plans, policies and proposals have been subject to an environmental sustainability appraisal (PPS12), and that 'The identification of sites should be founded on a robust and credible assessment of the suitability, availability and accessibility of land for particular uses or mix of uses' (PPS12, 2.15). In my view, the Core Strategy does not achieve the level of 'soundness' (PPS12, 1.3 vi) required according to law and best practice.

It should already be apparent to South Lakeland District Council that previous objections to development in South Kendal at Natland Road, as far back as 1988, remain as relevant today as in the past. My paper of 2001 (a copy of which is

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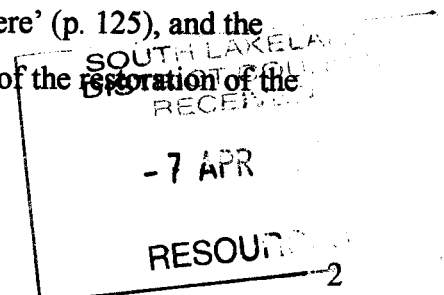
enclosed) objecting to an alteration in the Local Plan (2006) to accommodate an application for planning permission on part of the site at the junction of Natland Road and the lane to Watercrock Farm is still valid. The addenda below only add to, expand upon, and place in their current context reservations that should have caused SLDC to eliminate the South Kendal (Natland Road) location from consideration as an option for any form of building development in its Core Strategy. The comments I make are connected, by paragraph number, to those in my paper of 2001, which includes a map.

Addenda to objections of 2001 regarding the allocation of land at South Kendal for employment development:-

Paragraph 5: I have since learned that the South Westmorland Local Plan (1988) considered the field adjacent to K Shoes factory (OS. No. 6148) as an option (or 'additional allocation') for 'high-tech' business development, but even though K Shoes wanted to develop the site, the Planning Inspector (W. E. Hewitt), in his report on the plan of September 1988, recorded that the local authority's position was that: 'The site is a non-starter... [having] the disadvantages of extending the town into attractive countryside, encroaching in an Area of Great Landscape Value and being visible from the Kendal Bypass (para. 385, p. 59), points I made in 2001. The Inspector concluded:

**Watercrock:** This site suffers the double disadvantage of being the least accessible and the most exposed to view within the wider landscape. It would not be sufficiently on pitch even after completion of the Romney Road bridge, and the incursion of buildings into the very heart of this open stretch of the attractive Kent Valley would be a negation of all that policy C3 of the altered Structure Plan represents (414 p.63).

Paragraph 9: Whereas SLDC continues to emphasise the matter of drainage as a major constraint (i.e. flood risk p. 134), it does not emphasise, even state in Table 3 (p. 134), the constraints of landscape status and setting, historic heritage (Roman and archaeological), and River Kent Special Area of Conservation status. Elsewhere, however, option 21 (South Kendal) is recognised as being in 'an area of archaeological significance [which would] limit potential here' (p. 125), and the importance of the River Kent SAC is recognised in respect of the restoration of the canal (4.16, p. 130).



Paragraph 10: The omission of important details in Table 3 on the special landscape character, landscape quality (County Landscape status), historic significance, and wildlife value (except for the bat roost) displays a lack of planning competence, notably in respect of soundness as specified in PPS12 (2004). The matter of impact on the landscape setting, especially the visual intrusion upon the Roman fort and the Helm remain. No consideration has been given to the peacefulness of the setting and to intrusion upon the recreational use of the area – from the Helm and the popular footpaths along the disused canal and the River Kent. Indeed, it is remarkable that, whereas the Strategy can be cognizant of the need to respect the concept of ‘sense of place’, as in PO9 ‘Sustainable Development Principles’ (as in points 7 & 8 p. 112), its sustainability appraisal ignores the obvious fact that the existing very special sense of place of the South Kendal location would be destroyed by development. This is another error in planning soundness.

Furthermore, in view of the decision to progress with an Area Action Plan for the Canal Head at Kendal, with the possibility of an extension of canal restoration to Natland Road and beyond, the local authority (SLDC), in citing South Kendal (No. 21) as an area for employment development has failed to draw a connection between the two plans. Should the northern reaches of the Lancaster Canal be restored all the way to Kendal, the ‘gateway’ significance of the town on the south would make development even less of an option than it is now. In respect of the Area Action Plan, the selection of South Kendal for development conflicts with the ‘vision’ statement (Section 3.2).

Paragraphs 11 & 12: The original planning permission for a small warehouse on the corner of Natland Road and the lane to Watercrock Farm was given in 1984 (L.P.A. Ref. 5/83/1504) and consent was renewed in 1994 (L.P.A. Ref. 5/90/1509) with full permission approved in 1995 (L.P.A. Ref. 5/95/1453) for the exclusive use of Clark Properties/K Shoes Ltd, permission that again expired and prompted renewal in 2000, which was unsuccessful, largely due to the policies inherent in the Local Plan of 2006. In particular, the Plan excluded the adjoining land from development:

The Local Planning Authority recognises the crucial importance of building substantial green ‘lungs’ and open spaces into a strategic plan for the area. It would protect a broad swathe of the riverside at Watercrock and the site of the old Roman fort and expect these areas to be dedicated for public use. (Section 1.54)

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Paragraph 13: The South Kendal location remains a definitive edge to the town where a variety of county landscape 'Character Types' converge, making it an impressive visual and scenic gateway into the Lake District as well as into Kendal itself. The convergence of types 11a (Foothills – such as the Helm), 13 (Fells and Scarp, such as Scout Scar), 8b (Broad Valley, in this case the Kent), 7a (Low Drumlins) and 7b (Drumlin Field, the County Landscape) constitute the special 'sense of place' of the location, and provide:

contrast at the Kendal 'gateway' into the Lake District National Park between the rich managed drumlins and the sparse, rugged and wilder limestone scars as viewed from the A591, National Cycle Route 6... [footpaths along the River Kent and the disused canal] and popular viewpoints on the scars [and foothills]. (p. 60 *Cumbria Wind Energy Supplementary Planning Document*, July 2007)

Paragraph 14: PPG (1997) has been superseded by PPS7 *Sustainable Development in Rural Areas* (2004), in which sections 15, 16 (v) and 24 emphasise the protection of greenfield sites of special quality. The Core Strategy seems to have ignored this policy statement, as well as PPG15 *Planning and the Historical Environment* (1994) and also PPG17 *Sport and Recreation* (2002).

Paragraph 16: The need for a Public Enquiry to scrutinise the selection of the South Kendal growth option is now more urgent than ever before because, whereas on previous occasions development for employment has been promoted solely by Clarks Properties, it is the Local Authority which, contrary to its previous policies, appears to favour growth in this location.

Paragraphs 17 & 18: These points remain valid and acquire greater importance because of the requirement for Area Action Plans (PPS12). If South Lakeland District Council is committed to the aim to restore the Lancaster Canal, it should not be giving any consideration to development at the South Kendal location without the completion of an Area Action Plan for the Natland Road to Sedgewick section.

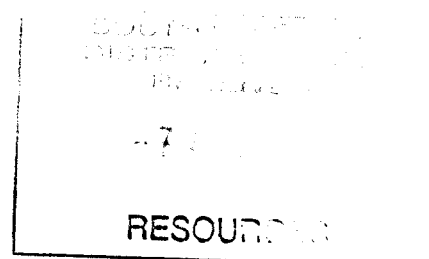
Paragraph 19: This paragraph, when compared with the South Kendal option in the Core Strategy, confirms the seriousness of the Local Authority's departure from its previous policies and positions regarding the suitability of the area for development.

Paragraph 20: Although PPG12 has been superseded by PPS12, the principles of co-ordination, connectivity and efficiency, which together constitute soundness and best practice, prevail. It is my contention that the consideration of South Kendal as a

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growth option in the Core Strategy has been unsound, and its selection for inclusion in the Kendal Functional Area Key Diagram (p. 128) is not 'based upon a robust, credible evidence base' (PPS12, 1.3 vi). Should the South Kendal location go forward as a firm option for employment growth and subsequent consideration by a planning inspector, I shall submit a more detailed analysis of the selection at a later stage.



18/02/2009

Roger V. Crawley: Additional comments to those made in respect of the Core Strategy Preferred Options, April 2008 (my last communication 27/05/08).

Allocations of Land Development Plan Document: Discussion Paper and associated maps, November 2008.

Kendal: South Central Map.

Area R104: Residential land adjacent to Natland Road, which extends onto the drumlin ridge that is a significant visual division between existing urban development against Burton Road and the open country alongside the low-lying land of the River Kent valley. Development upon this ridge will destroy the existing aesthetic quality and visual integrity of the setting, and will be prominently visible from the Helm and all the approaches to Kendal from the south because of its linear elevation. Once the present boundary with the Helm Lodge edge is breached, where is development to end? The open space between south Kendal and Natland is omitted from the 'Green Gaps' list in the Core Strategy. When does this gap become as critical as the others listed? I think the gap is of critical importance now.

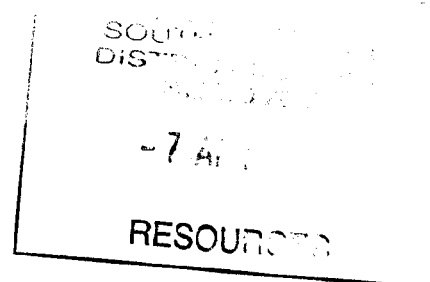
Area E31: Employment land adjacent to the Natland Road encompassing a section of the old course of the Lancaster Canal, which SLDC is committed to restore. Surely, it is aesthetically and recreationally unsound, as well as contrary to the vision of restoration of an historical watercourse in a landscape of historical (Roman fort), glacial character (GLV), and riverine significance (SAC), to surround this stretch of the canal with industrial or business development? Restoration in such a fine landscape will create an impressive entry into and exit from Kendal, with scenic settings of notable importance, such as views of the Helm and the backslope of Scout Scar, and views across drumlin fields to the site of the Roman fort, the Watercrock meander, and the course of the River Kent.

Both residential development at R104 and employment development at E31 will compromise the existing landscape integrity of this stretch of the canal and this part of the River Kent valley. As my former comments have emphasised, the selection of land for development here against the existing edge of south-central Kendal has been inadequate on a number of planning grounds. Is SLDC unwilling to respect the recreational and scenic importance of the Helm Ridge and the River Kent valley, both of which are visited in large numbers by Kendal residents and visitors alike? Area E31 runs alongside a very popular footpath route. Development here

would not just adversely affect the recreational experience, it would obliterate it. Is it sound under best practice in planning to even designate these two areas of development when this would result in an intrusion into what is now open country of high landscape value? Is this designation consistent with the Sustainability Appraisal Scoping Report (2008) which has the objective (p.39): 'To preserve and enhance landscape quality and character for future generations'? Again, I must ask, as a former landscape planner with considerable experience of the assessment of landscape quality and character, if it is sensible or sound in planning procedure to even consider the allocation of land adjacent to, and in the vicinity of, the former course of the Lancaster Canal when an Area Action Plan for this section of the canal's restoration has yet to be drawn up? This is certainly not an example of joined-up planning and runs counter to the Core Strategy of 2008 and the aims of the new Local Development Framework exercise.

If the Core Strategy and its associated framework were sound, landscape assessments would consider not only the character / quality / value / and integrity of the existing environmental edges of Kendal, but also the setting of Kendal within its surrounding landscapes (a factor critical to its reputation as a town), in particular, the approaches from the south. It should not be lost on the planning authority that all of these considerations with regard to south-central Kendal would be changed negatively if development extended into R104 and E31.

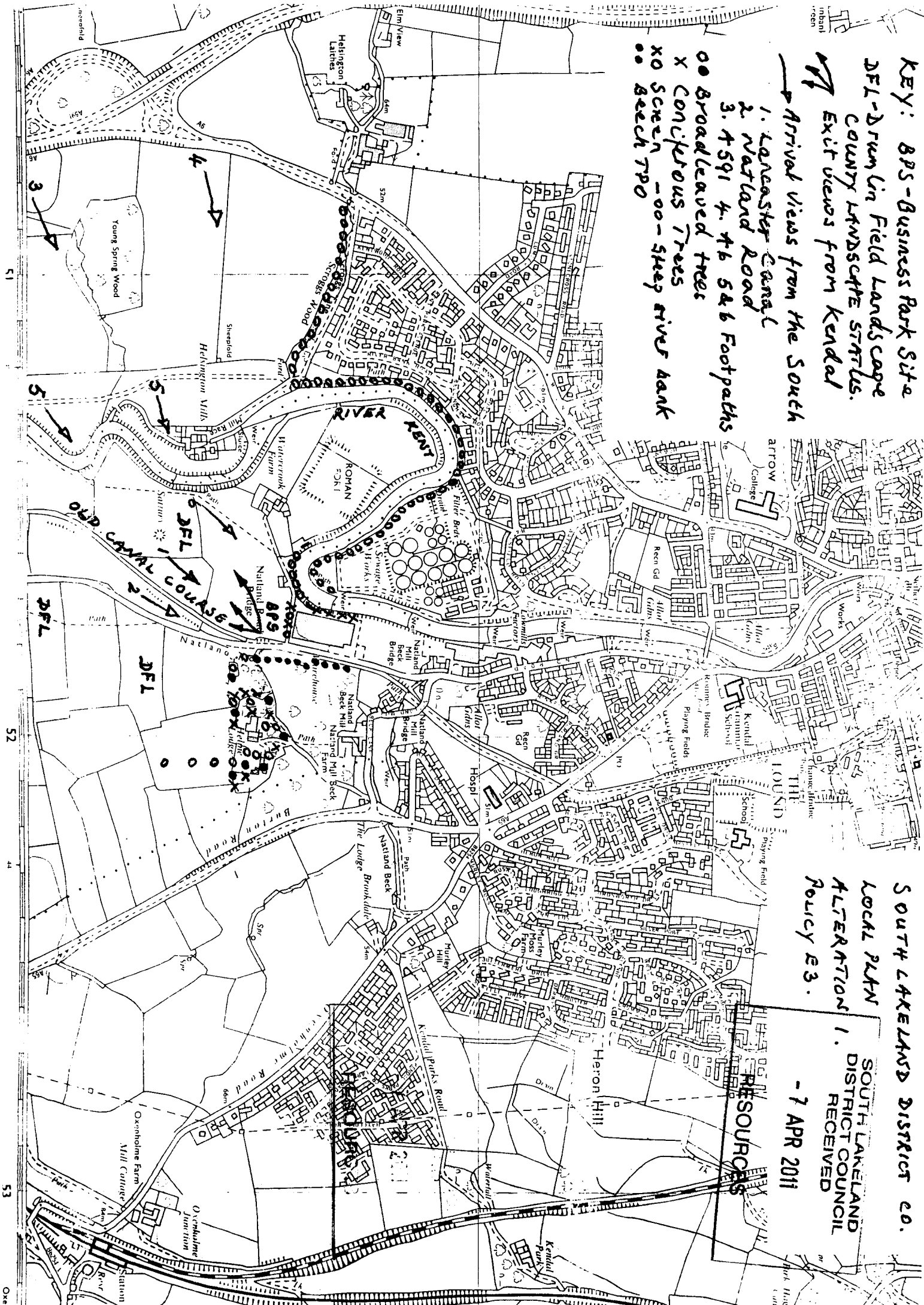
Roger V. Crawley.





inhab  
green

- KEY: BPS-Business Park Site**
- DFL-Drumlin Field Landscape
  - COUNTRY LANDSCAPE STYLES.
  - Exit views from Kendal
  - Arrival views from the South
  - 1. Lancaster Canal
  - 2. Watland Road
  - 3. 4591 4. 46 546 Footpaths
  - oo Broadleaved trees
  - x Conspicuous Trees
  - x0 Screen -oo- Sheep river bank
  - oo Beech TPO



**SOUTH LAKELAND DISTRICT CO.**

**LOCAL PLAN**

**ALTERATION 1.**

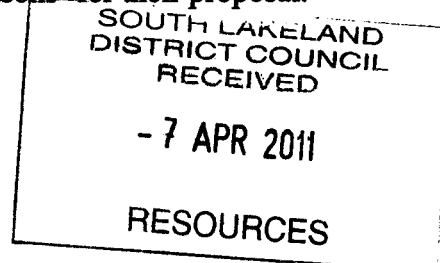
**POLICY E3.**

**SOUTH LAKELAND DISTRICT COUNCIL RECEIVED**

**- 7 APR 2011**

**RESOURCES**

1. I present these objections as a previous professional landscape planner with a Masters Degree in Landscape Ecology, Design and Maintenance from London University, and with employment experience in Landscape Conservation at the Countryside Commission for Scotland, the Yorkshire Dales National Park and Powys County Council.
2. My objections to the allocation of land for employment use at Natland Road are made in the context of:
  - the decision to grant planning permission for industrial development in 1984
  - the landscape and aesthetic considerations;
  - the intention to restore to use the dry northern reaches of the Lancaster Canal;
  - the consequences of industrial development at the site in question.
3. The countryside on the southern side of Kendal is designated as County Landscape, which designation was previously known as Area of Great Landscape Value. When the Local Plan for 2006 was completed in 1996, a planning permission for industrial use was current on the parcel of land shaded in the map on page 14 of the Alteration proposal. Had this permission not existed, the parcel of land would have been included in the surrounding countryside of County Landscape quality when it was designated. The previous Local Plan (1986-1996) had recognised the site in question as AGLV, a status current when the original planning permission was granted to K Shoes in 1984. Planning procedure then required, as it does today, for permission to be diligently justified in areas of special status.
4. If the District Council thinks that there are acceptable reasons for zoning the land for industry, it should reconsider the standard and the soundness of its judgement in 1984 when it granted planning permission on the site to K Shoes.
5. In its initial internal response to the application for outline planning permission, it recognised that there had been 'a history of "not encouraging" K Shoes to think of this site's development potential', and that a decision had already been taken to omit the site from the South Westmorland Local Plan.
6. It was reminded by Cumbria County Council that 'The site lies within an AGLV [the equivalent of today's County Landscape designation] and Policy 8.19 [of the Structure Plan] requires the local planning authorities to give priority to the conservation of the landscape and to safeguard these areas from inappropriate change and development'. The current Structure Plan carries the same enurance (Policy 12).
7. At the time, the authority's own Development Control Sub Committee recognised the area as being one of Great Landscape Value and of good agricultural quality. The Committee decided that there should be a presumption against development unless the applicant could put forward 'compelling reasons' for their proposal.



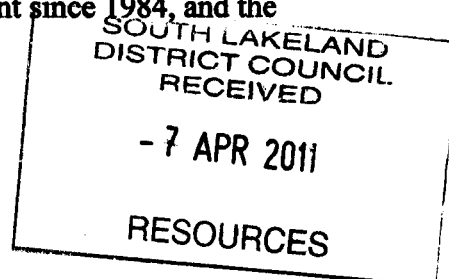
8. When permission was eventually granted, the conditions stated that 'The site is unallocated for development in the Kendal Town Map and the granting of permission is only justified to meet the special circumstances of the Company'. The existing records of the deliberations, notably the correspondence with the planning consultants representing K Shoes, show that no compelling reasons were put forward to support the application. There was merely a possibility that the site would be needed for a factory. (The significance of this possibility has shown itself to be very weak indeed now that the permission has recently lapsed after sixteen years). There were no 'special circumstances' at the time to justify the granting of permission. This oversight is serious failure in planning judgement.

9. Another condition stated the requirement 'To protect and enhance the character of the area'. This is also an example of inadequacy in planning competence. How can permission for industrial development in an AGLV be expected to 'enhance the character of the area'? It seems that this condition was included as a matter of course. Indeed, more importance was attached to the matter of drainage than to landscape integrity. The records indicate that during the consideration of the application, the status of the area as an AGLV was not given the priority it deserved. There is little explicit emphasis on this status as an imperative constraint. If it was implicit in the decision not to give permission on 10 hectares of land, why was it acceptable to give approval on the adjacent 1.6 hectares?

10. Sensitive planning applications of this kind usually call for some assessment to be made of the landscape character of the area. Such an explicit consideration should, according to planning competence, define the local landscape features and the impact the development would have upon the wider scene. It was pointed out to the planning authority by the Kendal Civic Society in its strong objections to the application 'that the sketches carefully ignore the viewpoints from where the proposed development would be most intrusive, i.e. from the A6, Kendal's main southern approach'. The matter of viewpoints from the south is now more vital with the prospective restoration of the Lancaster Canal.

11. The records and the planning conditions in 1984 show that permission was mistakenly given for industrial development at that time, a decision which cannot legitimately be used to justify the case for an alteration to the industrial zoning of the current local plan. A more valid alteration to the Local Plan 2006 would be to include the area of land in the surrounding expanse of County Landscape from which it was detached before any reconsideration for development is made.

12. Circumstances governing local planning decisions have changed considerably since 1984 when the original planning permission in question was granted. To assume, as does the Alteration, that a decision made in 1984 is still justifiable is inadmissible in view of the changed circumstances. These include the policies and directives in the current Local Plan 2006, the classification of landscape types in Cumbria by the County Council, Planning Policy Guidance from Central Government since 1984, and the



decision made in 1999 to restore the northern reaches of the Lancaster Canal, which originally reached Kendal.

13.

A critical aesthetic feature in the vicinity of the site in question is the existing edge to the southern extremity of Kendal where the Natland Road meets Watercrock Lane. This is a very definitive edge formed by a pronounced curve in the River Kent against a steep bank which is topped with mature broadleaved trees; by the arboreal screen, against the factory warehouse of K Shoes, which consists of tall poplar trees and cypresses; by the line of mature beech trees on the eastern side of Natland Road which are protected by a Tree Preservation Order; and by the assortment of mature trees which surround Helme Lodge. The existence of such definitive edge as a physical as well as an aesthetic boundary to the southern extremity of Kendal calls for exceptional circumstances only to justify its penetration by incidental development. In fact, Local Plan policies for South Lakeland and Government planning guidance are such that there is every reason to ensure that this definitive edge remains definitive.

14.

South Lakeland District Council should know from PPG 7 (1992) 'The Countryside and the Rural Economy' (paragraph 2.4) that:

"When preparing their development plans and deciding applications for planning permission... local planning authorities should take account of ... the need to protect landscape, wildlife habitats and historic features..."

Furthermore, Policy E7 of 'New Employment Development in Rural Areas' in the Local Plan 2006 states that development will be accorded:

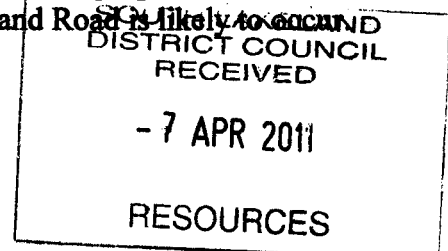
"Favourable consideration... where the proposal:

c) is not detrimental to the character or appearance of the landscape..."

The landscape setting of the site in question and the surrounding countryside of County Landscape should ensure that development is not permitted at the junction of Natland Road and Watercrock Lane. The site is an integral part of the Field Drumlin landscape type defined by the County Council. Any intrusion by development into this landscape will have an impact on the whole scene. A prerequisite in this matter of alteration, therefore, is the implementation of a thorough landscape appraisal for planning purposes.

15.

The exit from Kendal at this junction provides a sudden view to the south across the impressive County Landscape scene. If the parcel of land chosen for development – an elevated piece of drumlin ground – is built upon, the view towards this high quality landscape will be entirely obscured. This consequence is another major reason why the site is unsuitable for development, and is a consequence which seems to have been ignored in whatever consideration the District Council has given in its Alteration to the Local Plan. A consequence which must certainly be realised and expected is that, should the definitive edge on this south side of Kendal be broken by the proposed allocation of land for employment use, further development along Natland Road is likely to occur.



16. It must be asked if it is the District Council's intention to permit development to the south of Kendal into this special landscape. If it is, then the whole matter justifies a public enquiry for its resolution. If not, then why should be zoning for development be considered at all?

17. The suggestion of development at this point in time when there are imminent plans to restore the northern reaches of the Lancaster Canal is contrary to the planning commitments made in the Local Plan 2006. As a member of the Northern Reaches Restoration Group, South Lakeland District Council states (paragraph 6.23 p.75) that it 'supports the... Group in its aims and intends to use its planning powers to ensure that the opportunity to restore the canal is not prejudiced in any way by new development'.

18. Once restored, the approach to and entrance into Kendal through the Natland Road edge of trees will be an impressive one. Kendal Castle can be seen from this direction. The entire setting will have considerable landscape integrity. Such an approach and entrance will certainly be prejudiced by the proposed allocation of land for employment use.

19. The restoration of the northern reaches of the Lancaster Canal derives its justification from the landscape setting, the historic significance, the wildlife enhancement potential and the leisure provision within the 'Canal corridor'. Of these, as has been indicated already, the first will be harmfully affected at the site in question. South Lakeland District Council should also be cognizant of its own words in respect of the second, a statement in the Local Plan 2006 (paragraph 5.84 page 61):

'Central Government advice is that historic landscapes should be safeguarded from development that would destroy or adversely affect their character'.

Policy C18 (page 61 Local Plan) adheres to this advice stating that:

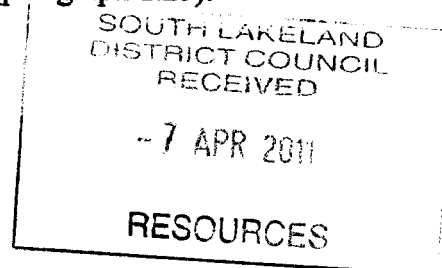
'Development that would destroy, damage or have a significant adverse affect on the character, appearance or setting of an historic landscape or any of its features... will not be permitted'.

A restored canal will be an historic feature providing a range of benefits, and as such should be accorded the protection it deserves and to which it is entitled.

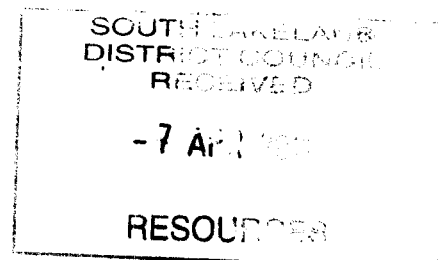
20. I shall conclude my objections to the allocation of land for employment use at the junction of Natland Road and Watercrock Lane which is proposed in the Alteration to the Local Plan 2006 with a statement taken from PPG12 'Development Plans' page 14. The 'Alteration and Replacement Plans' states that:

'Selective alterations which do not consider the implications of connections between different policy areas in the plan may have damaging consequences for the coherence and effectiveness of the plan as a whole'.

(paragraph 2.25).



The proposed Alteration does not consider the implications that are vital and compulsory in this case.



**Allocation of land  
for employment  
use, Kendal**  
PROPOSED PLAN

