



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: W R Abram		Name:	
		Address:	
Postcode:		Postcode:	
Tel:		Tel:	
*Email:		*Email:	

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

This response contains pages including this one.

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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.

Land Allocations - Further Consultation

Please use this form to comment on:

1. Alternative sites put forward by respondents to the earlier Land Allocations consultation (January - April 2011);
2. Time span of the Land Allocations document
3. The approach to development in small villages, hamlets and the countryside.

Please complete one of these sheets for every response you make.

(Please also note that comments made in earlier consultation need not be repeated.)

1. Alternative Sites

Please let us have your views on alternative sites suggested by respondents to the previous consultation. (Please note, these are not SLDC suggestions.)

Which site do you wish to comment on?		
Settlement (e.g. Natland)	Site reference number (e.g. RN298#)	
Natland	RN298# , RN303# & RN 256#	
Please indicate below whether you support, support in part or oppose the suggestion that this site be included in the Land Allocations document (please tick as appropriate)		
Support <input type="checkbox"/>	Support in part <input type="checkbox"/>	Oppose <input checked="" type="checkbox"/>
Please explain your reasons/add your comments below (continue on a separate sheet/expand box if necessary)		
<p><i>I would prefer to adhere to the previously consulted Development Plan for the following additional reason:-</i></p> <p>RN298#</p> <ul style="list-style-type: none"> • The access to this strip of land would connect to the Long Meadow Lane, which in turn connects with Helm Lane, or Oxenholme Lane, both of which are single-track roads without footpaths. Traffic levels at peak times are congested. Helm Lane has a further restriction of a low bridge and Oxenholme Lane has a bus route as well as a Primary School. Additional traffic loading on these lanes would decrease safety particularly to pedestrians accessing the school. • One of Natland's main electricity supply connections, an 11kV overhead power line runs through the centre of this proposed strip and would require complete re-routing. • The strip overlies an extensive underground aquifer system as referenced in the "The Magazine of Underground Exploration"; edition number 55, November 1983. This includes caverns up to 30ft in height. • The strip would also cut through an ancient boundary wall/hedge, which is shown on the earliest maps of Natland. This would destroy an original feature of the village field systems. • The Village of Natland has had a number of housing schemes, which have increased the population and traffic locally the last being on the land previously occupied by Holmes Garden Centre and Nursery, the latter of which was in addition to previous development plans. I believe that the Village has provided adequate response to housing development for the foreseeable future. • The development would reduce the "Green Gap" between the village of Natland and Oxenholme/Kendal, contrary to the preservation of effective separation to maintain integrity of the characteristics of South Lakeland landscape. 		

RN303#

- The access to these fields would connect to the Long Meadow Lane, which in turn connects with Helm Lane, or Oxenholme Lane, both of which are single-track roads without footpaths. Traffic levels at peak times are congested. Helm Lane has a further restriction of a low bridge and Oxenholme Lane has a bus route as well as a Primary School. Additional traffic loading on these lanes would decrease safety particularly to pedestrians accessing the school.
- One of Natland's main electricity supply connections, an 11kV overhead power-line runs through the centre of the proposed development and would require complete re-routing to accommodate safe access.
- The field is next to an extensive underground aquifer system as referenced in the "The Magazine of Underground Exploration"; edition number 55, November 1983. This includes caverns up to 30ft in height. As the aquifer was not fully investigated it is likely that similar caverns may exist under these fields.
- The development would also cut through ancient boundary walls/hedges, which are shown, on the earliest maps of Natland, also the site of a Lime Kiln. This would destroy an original feature of the field systems which have a connection with the Grade II listed High House Farm in Helm Lane.
- The Village of Natland has had a number of housing schemes, which have increased the population and traffic locally the last being on the land previously occupied by Holmes Garden Centre and Nursery, the latter of which was in addition to previous development plans. I believe that the Village has provided adequate response to housing development for the foreseeable future.
- The development would reduce the "Green Gap" between the village of Natland and Oxenholme/Kendal, contrary to the preservation of effective separation to maintain integrity of the characteristics of South Lakeland landscape.

RN256#

- The access to this proposed site would need to be on Natland Road as this is the only full width road providing a connection to the village.
- The Village of Natland has had a number of housing schemes, which have increased the population and traffic locally the last being on the land previously occupied by Holmes Garden Centre and Nursery, the latter of which was in addition to previous development plans. I believe that the Village has provided adequate response to housing development for the foreseeable future.
- The development would reduce the "Green Gap" between the village of Natland and Oxenholme/Kendal, contrary to the preservation of effective separation to maintain integrity of the characteristics of South Lakeland landscape.

2. Time Span of Land Allocations Document:

Should the Land Allocations document plan period remain 2003 – 2025 or cover a shorter period, for example, 2003-2020?

Please indicate whether you support, support in part or oppose a reduction in the time span of the Land Allocations document (please tick as appropriate)

Support ☐

Support in part ☐

Oppose ☒

Please explain your reasons/add your comments below (continue on a separate sheet/expand box if necessary)

- The Village of Natland has had a number of housing schemes, which have increased the population and traffic locally the last being on the land previously occupied by Holmes Garden Centre and Nursery, the latter of which was in addition to previous development plans. I believe that the Village has provided adequate response to housing development for the foreseeable future.

3. Small Villages, Hamlets & Open Countryside

Do you think the future housing and employment land needs of small villages, hamlets and open countryside are best met by: -

- A. Allocating sites for houses and employment in the Land Allocations document; or
- B. Communities and/or developers bringing forward sites for housing and employment for consideration under relevant Core Strategy policies, through neighbourhood plans and/or other local initiatives.

Please indicate which of the above options you would support. (Please tick as appropriate)

A ☐

B ☒

Please explain your reasons/add your comments below (continue on a separate sheet/expand box if necessary)

- Communities have a better understanding of the needs and problems of the local environment than may be dictated at higher or distant level.
- In addition, a higher-level land allocation document will by its nature have to cover a multitude of factors and thus be more generalised and may not allow for local factors.
- This proposal would require more powers to be passed down to local forums such as Parish Councils etc.

Thank you for your views and suggestions.