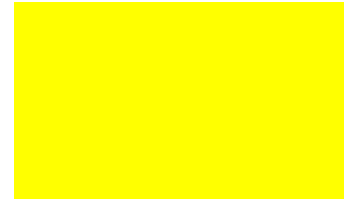


FCLE134

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



9th August 2011.



Dear Mr Hudson,

Land Allocations – Further Consultation – re; RN 233

My wife & I own the property to the right (looking north) of the proposed development area RN233.

The elevation of Longridge is such that there is an unobstructed view to the SW of the property across Morecambe Bay. In 2008, with due Planning consent, we extended the property on the West side with a new lounge and main bedroom over to take advantage of the outlook. Building in the area RN233 would severely restrict that view and render our investment a waste of time and money – especially after hearing from your office that the land would not be developed (see later).

The proposed build of just two properties on the site (a density commensurate with the general area) – will hardly impact on the number of new dwellings required, especially as there are numerous houses of the proposed specification which have been on the Market for many months without a buyer.

Traffic volume is already an issue down the narrow lane between Slackhead and Betham (the obvious route into Kendal) -and any development in the Slackhead area would merely exasperate the existing problem.

Our recent expensive improvement to Longridge allowed for two windows in the new lounge and a large window in the bedroom above because there are no adjacent buildings. Any building work on RN233 would look immediately into both rooms.

The site was a former garden centre and when it came onto the Market I understand that a number of people were interested and enquired to the Planning Department regarding the acceptability or otherwise of developing the land and building houses. I understand that they were all told that this would not be approved. One of the staff from the Planning Department at the time (2008/9) who was dealing with the sale of the old market garden came up to the site to see what all the interest was about. She was the person who had dealt with our application for the extension to Longridge and congratulated us on the pleasing and successful design. I asked her about the possibility of houses being built on the field next door when she confirmed that under no circumstances would any building be allowed for a variety of reasons including access and traffic density.

As public transport in the immediate area is sparse and would require anyone who is fit enough to walk up a significant hill, it is likely that any movements to and from the new houses would require a motor car. All traffic would have to pass directly backwards and forwards in front of our property. Currently, there are 7 houses (other than ours) in High Cote Lane and so the new houses would add more than a 25% increase in traffic over and above what we have now.

The site RN233 attracts lots of wild life including pheasant and deer and numerous rabbits and it would be a shame for these to be driven away from view.

Clearly, the value of our property would be reduced if the adjacent site was developed.

There is one final point to be made regarding the motives of the land owner for putting the land forward for potential development. He has confided in a neighbour that he had originally bought the land in order to avoid any building there as any new development would look directly over his existing property. His comment was that he was submitting an application for Planning Permission in order to prevent anyone else from building there (but I am not sure how that works) and that he would not allow any development on that piece of land in his life time. So, I am not sure to what extent the Planners could rely on the availability of that site for new houses.

The above summarises the reasons why we believe that development on site RN233 should not be allowed to take place.

Yours sincerely,

A large yellow rectangular redaction box covering the signature area of the letter.

Helen Moore

Ronald Moore