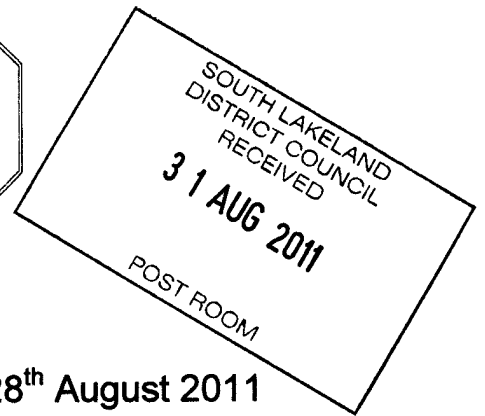


FCLE137



Development Plans Manager,
South Lakeland House,
Lowther Street,
Kendal. LA9 4DL.

28th August 2011

Dear Sirs,

Re: Local Development Framework Land Allocations – Further Consultation.

The directors of Helme Lodge Homes and Gardens Ltd wish to register our objections to some of the Alternative Sites put forward by Respondents to Further Consultation.

I am enclosing:

1. A Completed Consultation Response Form.
2. A detailed attachment explaining our opposition to proposed developments on MN34#, E31#, M40# and R140#.
3. A signed endorsement from 18 residents at Helme Lodge to the Boards objections.

Yours faithfully,



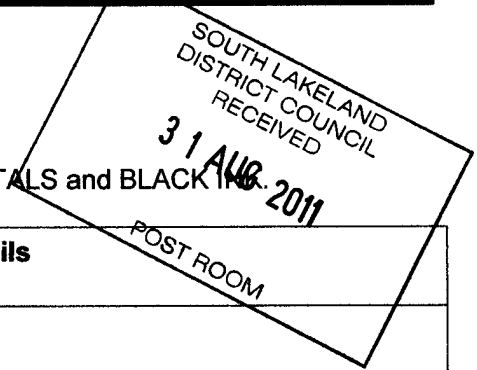
Stephen Downham
Chairman – 



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: HELME LODGE HOMES AND GARDENS LTD	Organisation:
Name: Mr S. DOWNHAM	Name:
	Address:
	Postcode:
	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.

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 PARISH	MN34#, E31#, M40# AND R140#	
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>PLEASE REFER TO ACCOMPANYING NOTES CONCERNING ABOVE MENTIONED SITE REFERENCE NUMBERS</p>		

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?

<p>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)</p>		
<p>Support <input checked="" type="checkbox"/></p>	<p>Support in part <input type="checkbox"/></p>	<p>Oppose <input type="checkbox"/></p>
<p>Please explain your reasons/add your comments below (continue on a separate sheet/expand box if necessary)</p>		
<p>The directors of Holme Lodge Homes and Gardens Ltd are concerned that the need to identify sites for the designated number of housing units in the Allocation of Land Development Plan Document may prove to be somewhat in excess of the actual requirement. We assume that working to a reduced time span would permit SLDC to identify a reduced site allocation and perhaps take a more conservative approach.</p>		

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 <input type="checkbox"/>	B <input checked="" type="checkbox"/>
Please explain your reasons/add your comments below (continue on a separate sheet/expand box if necessary)	
<p><i>The directors feel that it would be more appropriate for sensitive development proposals in small villages, Hamlets and open countryside to be handled more at a local level rather than having to meet help meet a central Development Commitment.</i></p>	

Thank you for your views and suggestions.

1. MN34#

This area has been proposed as an extension to the **R97M** enclosure detailed on your Emerging Options Map for South East Kendal. The Canal Trust and ourselves have already argued that any development of **R97M** to the west of Helme Lodge would seriously detract from the proposed canal approach to Kendal with it being a scenic open space and an integral part of the original parkland setting for the Grade 2 listed Helme Lodge. Development of this area would be highly visible when approaching Kendal via Natland Road and would have a hugely negative impact on this attractive landscape. The adjoining cycle/footpath has significant amenity value within this lovely setting and is enhanced by a line of fine mature beech trees. The extension of **R97M** to also include **MN34#** would be an additional violation of this important and much loved amenity area.

MN34# adjoins a line of fine mature beech trees and the route of the proposed canal restoration. Development along this frontage would seriously undermine the canal restoration and compromise the visual beauty of this stretch the canal with its established tree line. Any construction close to the trees would risk potential root disturbance, which in time could well necessitate the felling of the trees because of safety issues.

It is not clear whether the proposed access to **MN34#** would be via Natland Mill Beck Lane or via Natland Road. Our letter of 26th March, in response to your Emerging Options proposal, argues strongly against Natland Mill Beck Lane being used as access because of pedestrian safety issues and the inevitable environmental impact the necessary widening of this single track lane would have on the special character of this much loved recreational route, which is so much enjoyed by walkers, runners and cyclists.

An alternative access via Natland Road would firstly have to cross the route of the canal restoration, necessitating the construction of an expensive new bridge and slip road.

Furthermore, Natland Road is already badly congested at times without it having to take additional traffic from the 40 new houses and the Employment Development proposed at Natland Mill Beck Farm (**R97M**) or the additional housing units proposed for **MN34#**. Some lengths of Natland Road are already badly restricted where legal parking on both sides reduces it to a single lane. The road is frequently obstructed by trailer and container vehicles turning around and reversing to access Clark's Shoe Warehouse immediately adjacent to **E31M#**. Consideration should also be given to the probable impact of increased traffic volumes on Natland Road from other proposed developments in the vicinity and Natland village.

2. E31# and E31M#

Canal Project

We understand that the Council has previously given firm assurances to the Canal Trust that an area comprising **E31#** would be reserved for a new Canal Marina, since this is the only viable site for this purpose on the outskirts of Kendal. We also understand from speaking to representatives of the Canal Trust that the small area shown as **E31M#** on the map would be inadequate for this purpose.

We are told that "the SLDC's own report which includes the reconstruction of the road bridge over the restored canal in Natland Road shows a preference for redesigning the replacement for the old demolished skew bridge with one that crosses at right angles. This allows for a simpler and less expensive construction.

In order for this to happen it has long been accepted that there needs to be a redesign of the line of the Canal to include a

sweep into plot **R104**. This will allow it to approach the existing Natland Road at right angles. The exact point at which this will occur is at present not possible to determine with any exactitude since decisions have to be taken by the appropriate design staff to agree the level at which the water in the Canal is to be restored. It may be that some savings can be made by restoring the water to a lower depth than was originally the case without affecting the intended new mainly leisure uses of the restored canal.

Likewise there will need to be a considerable new sweep of Canal into a major part of **E31#**. Indeed it is not unforeseeable that **E31#** will need to be extended south to accommodate the situation.

There will need to be much more space allocated to ancillary development associated with this Marina. We should not forget that for some considerable time Canal Head will remain cut off from the main Canal system until the remaining phases are completed and so it is vital, if Canal head is to develop as a "vibrant area" that it is possible for boat owners to get their craft in and out of the remaindered section and to be able to get repairs and maintenance completed on site. Therefore, room is needed for cranes, slipways and chandlers etc."

Any suggestion that any part of **E31#** would also be able to accommodate a Football Stadium (with car park?) or an Employment Development or a Housing Development is, therefore, just not possible if the SLDC maintains its recently restated policy to support the canal restoration and associated development. Without plot **E31#** and part of **R104** the Canal will not be able to cross Natland Road and Canal Head will therefore be isolated. These amended proposals are totally unrealistic. They would probably be incompatible with a marina development even if there were no space issue.

We feel that the Canal Marina is unlikely to generate significantly more traffic on Natland Road but the opposite would be true for the other above mentioned proposals.

FCL E137

Consequently, Helme Lodge Homes & Gardens Ltd would like to support the allocation of the whole of **E31#** for the purposes of a Canal Marina.

3. **M40# and R140#.**

M40 and **R140** were originally proposed as potential sites for housing and employment development in the original Allocations of Land Development Plan Document. We were encouraged when SLDC subsequently removed them from their proposals for the Emerging Options Consultation Plan. We now learn that the Triangle Opposition Group has proposed these sites for reconsideration, presumably to reduce the pressure for development within their own areas of interest.

We object strongly to **M40#** and **R140#** being reconsidered for development on the following grounds:

These fields to the west of the A65 are an important open space on approaching Kendal and the Asda roundabout and make a significant contribution to this very beautiful approach to the town.

The relaxing view over these fields and the associated open countryside is already much appreciated by cancer patients when viewed from the newly opened Grizedale Cancer Treatment Centre at Westmorland County Hospital. This is recognized by staff as an important feature/asset of the Treatment Centre to help facilitate patient recovery. Development of these fields would be an extremely sad loss to the Centre.

Both enclosures should be preserved as an important part of the Green Belt between Kendal and Natland village to protect the visual amenity of the town approach.

FCL E137

All development on these two enclosures would create a dangerous and difficult access problem for vehicular and pedestrian purposes, whether directly onto the A65 as it approaches the already congested Asda/Superstore roundabout or onto the narrow Natland Mill Beck Lane, which also exits directly onto the same roundabout.

The development of these areas would have a devastating adverse impact on the aesthetic and amenity value of these fields, which are an integral part of the overall setting of Kendal when approaching from the south of the arterial route. The resultant detrimental environmental impact would also be seen from the popular open space and amenity land at The Helm.

S. Downham.

(Chairman – Helme Lodge Homes & Gardens Ltd).

28.8.11

LAND ALLOCATIONS - CONSULTATION RESPONSE

We the undersigned, being residents of Helme Lodge, Kendal, wish to oppose the planning proposals for sites MN34#, E31, M40# and R140# as detailed in the current Further Consultation Map for Land Allocations. We fully endorse the reasons and arguments put forward by the directors of Helme Lodge Homes & Gardens Ltd in the attached Consultation Response Form.

Furthermore we wish to:

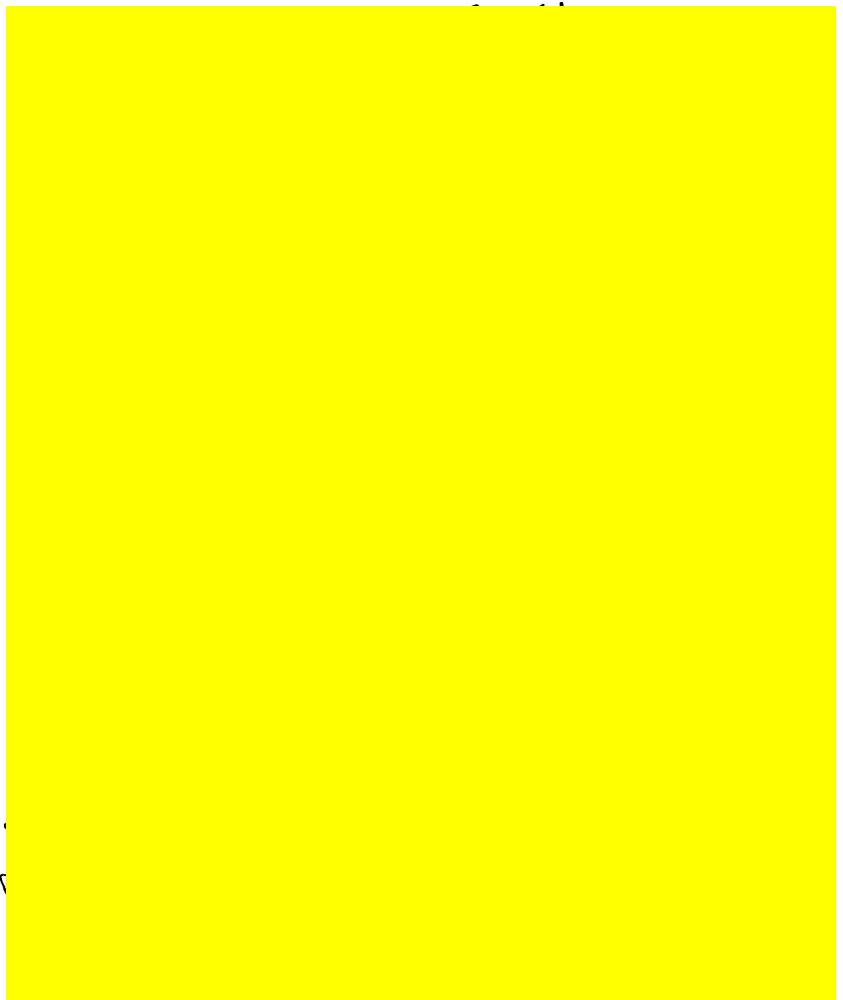
- a). Support the proposal that the Land Allocations document should cover a shorter period to 2020.
- b). Support the view that housing and employment land needs of small villages and hamlets are best met by relevant Core Strategy policies, through neighbourhood plans and/or local initiatives.

NAME

ADDRESS

SIGNATURE

FCLE 147 - Matt + Lizzy Garry
 FCLE 148 Mark Woodhead
 FCLE 149 Mary Gordon
 FCLE 150 Anne + William Hanes
 FCLE 151 Kevin + Sharon Jones
 FCLE 152 Phil + Campbell
 FCLE 153 Alastair W. Smith +
 Vera Smith
 FCLE 154 Edna + Tony Porter
 FCLE 155 M. Saustanp
 FCLE 156 Chardson Byron DIXON
 FCLE 157 SARAH CAMPBELL
 FCLE 158 Michael Kelly



FCLE137

NAME

ADDRESS

SIGNATURE

FCLE159

JOHN HETHERINGTON

