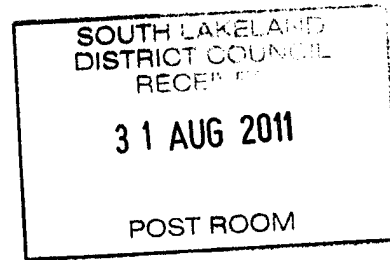
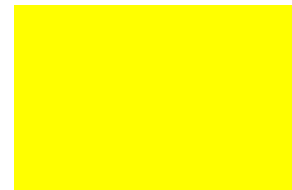


FCLE 162



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



24 August 2011

**R17#, R100# and RN154#**

Dear Dan Hudson,

**Allocation of land for the Local Development Framework – Further Sites Under Consideration**

Please find below my response to the possible inclusion of this land off Castle Green Lane for development.

I have already objected to the inclusion of two of the sites back in February 2009, but feel obliged to re-state this and include new details and thoughts, particularly about RN154#, which it was not necessary to comment on back then.

**Significantly in April 2008 there was NO indication in the LDF documentation that this part of Kendal was viewed as an area of potential growth.**

In 2009 I argued very strongly that the sites R17(#) and R100(#) should not be included in your next document.

You quite rightly removed them since they were deemed to be valuable and **important Open/Amenity Space.**

RN154# must likewise fall into that same designation.

We have become even more aware of the importance of the visual impact of our environment upon us – locals, visitors and tourists alike. We seriously need this feel good factor in our lives. As we come into and leave Kendal we like to be reminded of what sort of place we live in and how lucky we are. We have been fortunate in our inheritance, and we must do our utmost to ensure a worthy inheritance for our children and our grandchildren. We cannot undo planning decisions incorrectly made.



The importance of the entrances and exits into and out of Kendal, as with the retention of important open spaces, does not just apply to the sites, to which I particularly refer. All should be looked at in the most sympathetic and appropriate possible way.

Approach Kendal from Sedbergh. You reach the top of Parkside Road. To the left and straight ahead the view is awe-inspiring – the castle, the open space parkland, those magnificent trees and the fells in the distance. (Note that the views are already very slightly compromised by the existing roofscape, especially by the two houses on the left at the top of Castle Green Lane.) Any additional buildings would take out the views totally.

Progress down Castle Green Lane, and on the right you have the superb grounds of The Castle Green Hotel, then the complex of farm buildings and then the incredible and uninterrupted views up the fell. You cannot replace the quality of this unique and priceless landscape.

These sites are likewise of **considerable visual importance and amenity** when viewed from other parts of the town – from the Castle, Queens Road or Windermere Road, for example. Kendal’s setting is that of a leafy market town nestling in a valley, though already sprawling!

What do people/tourists expect of Kendal? It is the Gateway to the Lakes. It is a market town. It should continue to reflect these facts. First impressions, last impressions and enduring impressions are crucial. Tourists have a particular and special idea of what they expect of Kendal. We would disappoint them at our peril.

**The Tourist Economy** is increasingly important. As other sectors of employment and our economy take a downturn, tourism is likely to become even more important to our local and national requirements. We want and need people to come back.

We should not sacrifice our natural landscape and assets.

These sites offer **good quality grazing/pastureland** within the town. They provide a seamless transition from the rural to the urban, and from the urban to the rural. They are the country within the town.

It would be irresponsible, too, to underestimate the amount and speed of additional run-off water from any possible development. Although the **Stock Beck Flood Alleviation Scheme** appears to cope with the current situation, **run-off** water has more than a habit of making its own way directly downhill. This development would cause considerable additional run-off.

It would be likewise irresponsible to compromise that scheme and increase the chances of flooding lower down this eastern side of the town. There has already been flooding even down as far as Ann Street!

The road system could not cope with such potential increases in **volume of traffic**. **Access** to the site would monumentally exacerbate existing problems coming onto Castle Green Lane/Road and Parkside Road. The Adkins Report has already highlighted Kendal's traffic problems and development of any scale (and particularly this) on the eastern side of Kendal will contribute enormously to the problems.

Traffic in this part of Kendal has already increased considerably in volume over the past few years, as Parkside Road and Castle Green Lane/Road have become a recognised **rat-run**.

And what about the additional **air pollution**, not only in the area itself, but far more importantly in the centre of Kendal where much of the new traffic would be bound at times to go?

Building would be **visually intrusive** in general terms and **highly un-neighbourly** to many of the houses on Castle Green Close and Larch Grove because of the topography and height of these sites in relation to existing dwellings.

As with many sites under threat in this area, these sites have an abundance of **wildlife**, and even house some of the great crested newts from the colony on the other side of Castle Green Road.

It is also important to point out that **R17#** houses a number of allotments, and, although under private ownership currently, **these allotments are of great community value and amenity** for local residents. It would be a very sad state to see even more pressure on the Town Council allotment waiting list, which is sufficiently enormous as it is!

Kendal will very, very soon be reaching saturation point in terms of sustainable growth and expansion.

There should not be the automatic assumption that as Kendal is the largest town in the area, it should or, in fact, could burden the largest proportion of the growth.

There are many sites that are better concealed, lower lying and certainly environmentally less fragile.

SOUTH LAKE  
DISTRICT C  
REC'D  
31 AUG 2011  
POST ROOM

FCL E16 ?

SLDC, for whom I have the greatest sympathy at this time, has a responsibility, too, to reflect the advice coming from central government about the importance of retaining important open spaces.

If anything, **the quality of our natural landscape** should even be improved and enhanced. Certainly it should not be compromised. The **green fringes** to Kendal make Kendal **the market town nestling in a valley**.

These sites are far too important to be used for development. They should be left with the designation of **important Open/Amenity space**.

Yours sincerely,

A solid yellow rectangular box redacting the signature of Austen Robinson.

Austen Robinson (Town Councillor Castle Ward)

