



Land Allocations Consultation Room to Live, Space to Breathe

Consultation Response Form

RECEIVED

10 AUG 2011

How to make comments

You need fill out only one copy of your contact details. However, **please fill in a separate response form for each site or issue that you wish to comment on.** Please indicate in the box provided on the contact details form the total number of pages enclosed. Please complete the attached Equality Monitoring Form if you wish.

An electronic copy of this form is available at www.southlakeland.gov.uk/landallocations

Electronic forms or responses by email can be sent to developmentplans@southlakeland.gov.uk.

Responses on paper copies of this form should be posted or faxed to:

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

Fax: 01539 717355

You may also hand in your form to the council offices at:

- South Lakeland House, Lowther Street, Kendal; or
- Ulverston Local Link (Town Hall)

If you require additional copies of the form please call 01539 717490 or email developmentplans@southlakeland.gov.uk.

Internet access is available at your local library and at South Lakeland House, Kendal.

Please ensure that your comments reach the Council Offices at South Lakeland House, Kendal no later than Friday 9th September 2011.

Your contact details and privacy

Anonymous comments will not be accepted. Comments cannot be treated as confidential and will be available for public inspection. Your submitted comments will be used in the preparation of the LDF.

Contact details, signatures and private addresses will not be made public. Any data that you supply will be held in accordance with the Data Protection Act 1998.

Viewing the relevant documents

The consultation document, which includes maps of the sites we would like comments on can be viewed at council offices and local libraries and downloaded from the Council website

Any questions?

If you need help completing the comments sheet, require further information or are unsure about any aspect of the consultation, our Development Plans Team will be pleased to advise.

Contact details are:

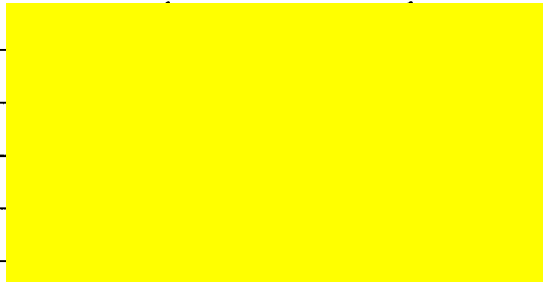
Tel: 01539 717490

Email: developmentplans@southlakeland.gov.uk

Land Allocations Consultation **Room to Live, Space to Breathe****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: <i>J. M. Y. Rowan Robinson</i>		Name:	
		Address:	
		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.



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:

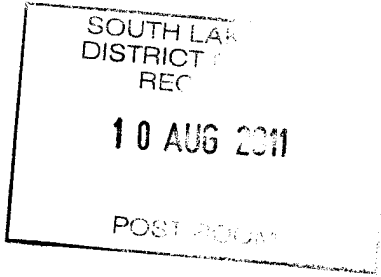
1. Alternative sites put forward by respondents to the earlier Land Allocations consultation (January - April 2011);
2. Time span of the Land Allocations document
3. The approach to development in small villages, hamlets and the countryside.

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	RN256	
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>See attached sheets</p> <div style="text-align: right;">  </div>		

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 timescale 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 proposed allocations document consultation & the further consultation have caused divisions in the village. The less often this happens, the better

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)

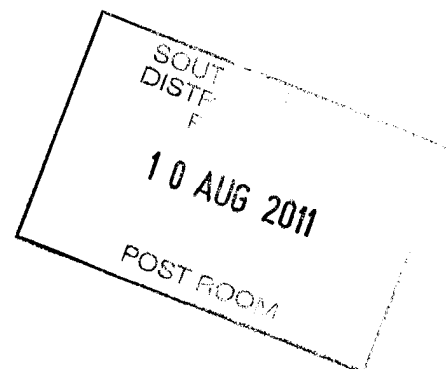
A ☐

B ☒

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

It doesn't really concern Watford which is a large village.
Development in small villages, hamlets & open countryside tends to be small scale & is best dealt with on a case by case basis against a background of policy.

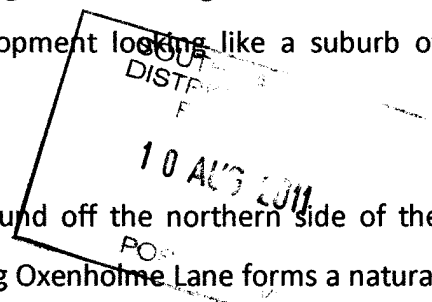
Thank you for your views and suggestions.



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Site RN256 - proposed housing

1. The Emerging Options Consultation Document (Jan 2011) states with regard to the question of deliverability that a site will be excluded from the Allocations Document if the owner is not willing to release it and it cannot be made available. This site belongs to Natland Park Farm. The District Council's Fact File for Natland notes that there is a covenant affecting land belonging to the farm which would make development problematic. In any event, we have been in contact with the owners in response to this Further Consultation and they have stated that they are not prepared to release this site. It should not, therefore, be included because the site is not deliverable and an allocation would simply blight surrounding properties.
2. The site extends over part of two of the home fields belonging to Natland Park Farm and is important to the management of the farm. The proposed use for housing would lead to the loss of important agricultural land. It would also be the start of the swallowing up of Natland Park Farm. This should be resisted as the Farm with its home fields forms such an important part of the setting of the village.
3. The Parish Council have said that they regard maintaining Natland's setting, surrounded by extensive green fields in a high quality landscape as of paramount importance. The development of site RN256 for housing would seriously damage the attractive pastoral setting and be prominent and visible to local and wider views. Instead of having the character of a traditional village with the Vicarage in the foreground with the church behind, people driving into the village from the north along Natland Road would see a modern development looking like a suburb of Kendal.
4. While it might be argued that the site would round off the northern side of the village, the reality is that the existing housing along Oxenholme Lane forms a natural edge to the settlement. The Emerging Options Consultation Paper (Jan 2011) says that "one of the key issues affecting development in Natland is the need to avoid



coalescence with Kendal” and the Parish Council are on record as saying that Natland village must remain distinct from Kendal by protecting the existing de facto green gaps. Development on the site proposed will actually extend the village northwards towards Kendal and would erode the green gap.

5. The proposed site appears at the south east corner to have access onto Oxenholme Lane. Over much of its length Oxenholme Lane is single track and relies for passing places on the entrance to people’s drives. It offers little in the way of pavement for pedestrians, including school children attending Kirby Kendal secondary school. Oxenholme Lane carries a heavy volume of school traffic to and from the village primary school, it is a bus route and it is also used as a ‘rat run’ by vehicles cutting through to the south east of Kendal. Traffic flow problems are common place. Any development that would increase the volume of traffic onto Oxenholme Lane should be resisted.

