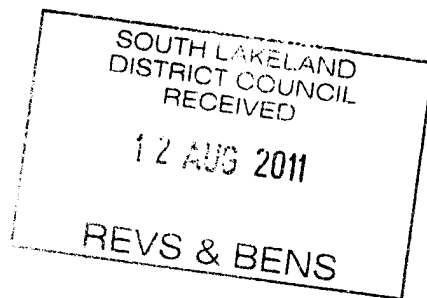


John and Helen Stafford

10<sup>th</sup> August 2011

**References R124#, MN22#, R17#, RN154#, ON50#, R100# & RN302#**

Dear Development Plans Manager SLDC,

We are writing to object to the alternatives sites recently put forward as part of the consultation of land allocations for the local development framework.

To be absolutely clear we are opposed to any further building in or around the suggested areas.

We are concerned about the fact that many of the suggested areas namely **R124#, ON50# AND RN302#** are prone to flooding and any development on such sites would accentuate this problem. It would almost certainly create problems for the residents of the houses directly below and around the alternative sites due to the run off. Has this been properly considered with the interests of those people who already live, work, spend and vote in this community at the fore?

This is not a issue which you should ignore if you have the best interests of Kendal and it's residents at the centre of your concerns. We have lived with the consequences of inappropriate development and inadequate drainage and it is costly and upsetting to say the least.

If any of the aforementioned sites are developed for residential purposes and there are flooding and persistent drainage problems who would bear the cost of the flood alleviation scheme which would inevitably be necessary as it was in the Stock Beck area?

Furthermore who would assume responsibility?

Until such a scheme has been proposed, deliberated over, costed and eventually deemed necessary and put into place the residents of the new houses will be very unhappy as well.

How then by building houses on land that is prone to flooding, that existing residents do not want or consider appropriate due to their own drainage problems, and that new occupants would inevitably have problems with would the SLDC consider itself as being representative of the wishes of local residents upon this particular issue?

We are also concerned that you would be destroying the local landscape. Have you considered how you would take away forever a beautiful part of Kendal? The landscape around all of the alternative locations is very scenic and is typically Kendal; it couldn't be anywhere else. It's destruction and development would take away that uniqueness and make it like any other town, just another bit of urban sprawl. It has already happened in other areas of Kendal so that bit by bit this town is losing its scenic identity. You as our representatives have a chance to stop this and hold on to something that residents want and visitors will value too

We are also concerned about the detrimental effect a housing development would have on the biodiversity of the area. Certainly there are crested newts on the site but biodiversity is about the whole range of species which inhabit the area, each one depending on the other for its survival. There are Buzzards and Kestrels and Owls and woodpeckers to name but a few and your proposal would destroy the habitat of all of them. Does SLDC consider this to be of any significance or does it consider that the landscape belongs to humans exclusively to exploit as they see fit?

We are concerned that instead of viewing our local area as a valuable and beautiful asset it is being viewed by our representatives as valuable in the financial sense and that is worrying to us. Short term financial gain should not compromise the environment for future generations or for other species.

There are many reasons why we are opposed to the planned development we suspect the overriding argument to come from yourselves, regardless of what local residents say will be the need for affordable housing. I have heard this argument being trotted out in the face of considerable and cogent objections again and again. Yet only a bewilderingly small percentage of the proposed development is given over to what is termed affordable housing. **If there is such a great need for affordable housing why not propose to build all affordable housing?**

We were told at a recent meeting that no builder would build all affordable housing. One can only assume that this is because it wouldn't be profitable enough. Perhaps it isn't really affordable or perhaps the need is not that great. There are an estimated one thousand empty properties in South Lakeland according to a newsletter published by our local MP Tim Farron. Why can't they be renovated to provide affordable homes? Why not use Brown field sites? Why not look and see how many unsold houses in all price brackets there are on the market already before trying to tell the community that there just aren't enough houses in Kendal.

Basically we do not believe what you say The people who buy these proposed luxury houses will probably be from out of town and the people in town already on low incomes who cannot afford to get onto the property ladder will still be in exactly the same position after any building is allowed You will not be helping them in any way.

We would like to hope that need and the best interests of the community were at the heart of any decision making process for an organisation funded by public money such as SLDC.

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We hope rather than believe that you will reconsider any of the proposed development sites and listen to what people want.

Regards,



John and Helen Stafford

