

Your ref: DH/60. 12.43

Dear Mr Hudson

**Local Development Framework
Land Allocations – Further Consultation ref; RN298# / RN303#**

Thank you for your letter dated 28th July 2011, inviting further comment on the above.

Firstly, I have since had sight of a letter addressed to Mr Damien Law, from JMP Architects of Lancaster referring to land at the rear of Long Meadow Lane, North of Helm Lane, Natland.

The letter addressed to Mr Law would appear to be an attempt by the land owner to put pressure on the SLDC to reconsider the previous designation of the land by putting forward specific proposals. Clearly this is an attempt to influence any decision and, to gain outline planning permission which would be to the **sole benefit** of the land owner. Do we wish to see a “free for all” of architects putting forward proposals at this stage?

A survey of the residents of Natland highlighted that 85% were against expansion of the village and yet, since this survey the village has since seen the development of St.Marks Fold, Charnley Fold, New properties now under construction on the old garden centre site, as well as conversion of the farm buildings and infill properties in the village.

With regard to the specific proposals within the letter from JMP Architects I would make the following comments;

1a) The Architect simply dismisses the geological problems associated with the site without reference to any proper research and yet it is a fact that saturation of the limestone sub strata after heavy rain has caused serious flooding in properties along Long Meadow. I refer to an article taken from the Cumbria and Lake district magazine, Oct 2000 describing the findings of the North West Water Authority during excavations for a new pipeline in the adjacent field. The cave system has been described as “quite extensive” and I do think further research is necessary here. I also understand Natland to be a “Radon gas” area.

Cont;

1b) The terrain of land behind Long Meadow is significantly sloping such that any new development would be much higher, dwarfing existing properties, creating a housing estate feel and undoubtedly destroying the landscape of the village.

- 2) The letter to Mr Law makes reference to the Localisation bill, intended to involve communities. This proposal is put forward without any consultation with the local community and is to the sole benefit of the landowner. The offer to create a public amenity space is of course another attempt to influence the decision and would be unlikely to materialize due to ongoing maintenance issues and costs. **The large majority of residents feel that any further major development would have an adverse impact on the ambience and character of the village .**

In summary, Natland is already a large village with very limited access - it is almost impossible at any time of day to negotiate Oxenholme Lane without using the driveways of existing residents as passing places. The local people do not wish to see the village significantly enlarged and any decision to do so simply rides roughshod over them ensuring unrest within the community.

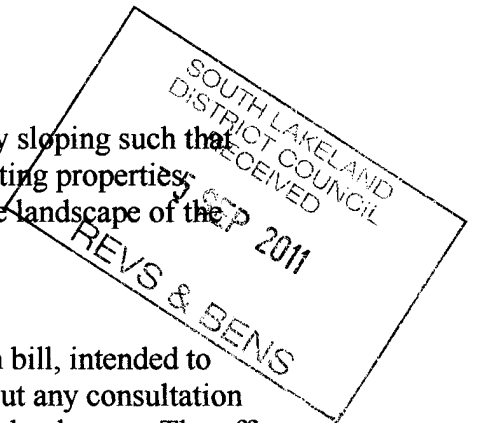
We wait to see the demand for the properties being constructed on the Garden Centre site and I do hope you will consider my comments along with other correspondence I am sure you will receive from the residents of Natland.

Many thanks for the opportunity to express my views, I have also enclosed a Land Allocations, Further Consultations response form.

Yours Sincerely



Maurice Wilson



Land Allocations - Further Consultation

Please use this form to comment on:

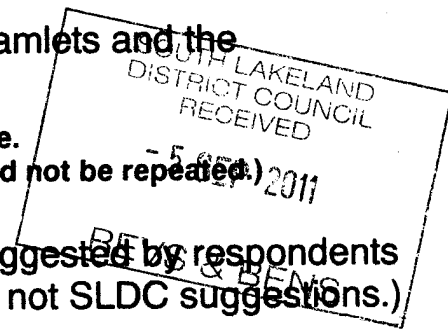
1. Alternative sites put forward by respondents to the earlier Land Allocations consultation (January - April 2011);
2. Time span of the Land Allocations document
3. The approach to development in small villages, hamlets and the countryside.

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#)	
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 see attached letter.</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?

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)

Clearly a reasonably long time scale is necessary, although on-going expense of long running consultation is an issue.

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 checked="" type="checkbox"/>	B <input type="checkbox"/>
Please explain your reasons/add your comments below (continue on a separate sheet/expand box if necessary)	
<p>Again, please see attached letter which refers to one individual architects proposals.</p> <p>Do we wish to see Architects, Developers and other groups putting forward proposals primarily motivated by <u>Self interest</u>.</p> <p>I do support Community Involvement of course but would choose option 'A'.</p>	

Thank you for your views and suggestions.

