

07 SEP 2011

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

30 August 2011

LAND ALLOCATIONS - FURTHER CONSULTATION POST ROOM Your Ref DH/60.12.43

SITE ..... BOWSTON. Map No. 16. Site Reference R664 M.  
~~~~~

Comments from -  
David Aspinwall, [REDACTED]

1. The initial allocation was for 4 affordable dwellings. Application R644M is now for 9 affordable dwellings on a 0.3Ha green field site.
2. Site R664M is outside the existing Bowston village boundary in a green field which at present is in full time agricultural use.  
Current predictions are of a serious shortage of agricultural land by 2025, which makes it vital all existing agricultural land is retained. This is specially the case where for projects like affordable housing there are alternative more suitable brown field sites available in the Kendal area.
3. Bowston has very limit facilities for families.  
No school - infants to travel to Burneside, older students to Kendal.  
No shops - small shops in Burneside, supermarkets in Kendal.  
No pubs - again involves journey to Burneside or Kendal.  
No Doctors, Dentists, Chemists - journey to Burneside or Kendal  
No formal playground or sports fields - travel to Burneside & Kendal.  
No Church or village hall.
4. Job Opportunities are very limited in Bowston. Only three small private operators. Major employers, like Croppers, are in Burneside or Kendal.
5. Transport.  
The one a day bus service to Bowston is the "school bus" 445, usually operated by Stagecoach. The bus only runs on school days. 08.03 Bowston to Stricklandgate; return bus at 15.45 from Stricklandgate to Bowston.  
Clearly any active family needs mobility, and so the affordable housing family will have to use a car, or cars, and join the every increasing number of vehicles using the narrow country roads to Kendal or Windermere, etc.
6. Land drainage and sewage.  
Site R664M is located on generally sloping ground falling from an area known as Crockett Head (98 metres above sea level) to the River Kent. Ordnance Survey maps indicate there is a spring on the upper ground which adds to the site being a natural soakaway/drain for the area. Building on the site will impact on this natural drainage process and in particular the water entering the River Kent, an SSSI area.  
  
The existing Bowston sewage system is at full capacity. This was why for the development at Cowan Head, the Builder had to lay a new separate sewage pipe all the way along the road to Burneside.
7. Who supports the development of Site R664 ?  
From the Parish Council public meeting on the 14 December 2010 the majority public response was against the site.  
In my view, which is supported by other residents, the major winner will be the landowner. The landowner gaining planning permission to build on the site will considerable increase the value of the land. Also it opens up the opportunity to ask for, on a now established site, permission to add further full price dwellings.
8. What is best for people who need low cost housing ?  
Good facilities near their homes, school, shops, entertainment.  
What they don't need is high transport costs and isolation.  
Site R664 M is still in the WRONG place for low cost affordable housing.

30/8/11