

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

**Ref RN302# and ON50#.**

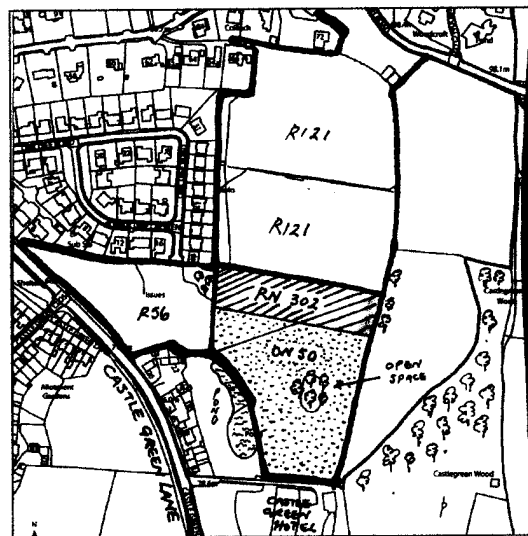


06 September 2011

Dear Dan Hudson,

Russell Armer have decided to put in a revised proposal for what is basically R121M, and my conclusion is that it is basically worse than the original for the field site R141.

It was necessary to re-draw your diagram (see below), because it retained boundary errors on R56, despite the fact that I pointed these out in my last submission.



**RN302** has squared off the proposed building site in order to allow more dwellings

- More dwellings mean more run-off
- More run-off means a greater risk of flooding
- More flooding at the top part of the ward means a greater danger to the Stock Beck Flood Alleviation Scheme – via Lowther Park, and down through Calder Drive and Ann Street.
- The landscape threat would be greater, since the buildings would be permitted even higher up and further across the slope in field R141.
- Bio-diversity issues would not be addressed in so far as the great-crested newt habitat would remain totally under threat. They need to be allowed 500 meters

- tolerance for food, hibernation etc., not as in your proposals. It is also out of the question that a connecting road should be built so near to this colony.
- Site internal highways issues and the threat to the orchard are further highlighted, and it is clear that this is yet another attempt to gain some/any sort of access into R121 where most of the building would take place.

**ON50** is where Russell Armer propose a public open space

The offer of a Public Open Space of this size and in this location is merely an attempt to camouflage the true effect of these proposals, and it would be more appropriate to propose that all of R121M be a Public Open Space.

Two further documents have become available since the last submission: concerning this site (R121M, including RN302# and ON50#).

1. The **CPRE Assessment** of the land allocation proposals (March/April 2011) (attached).
2. The **Town Council Response** to the latest series of proposals, with the Town Council maintaining the stance that it has had from the beginning of this whole consultation process 'that the green fringes of Kendal should not be developed.'

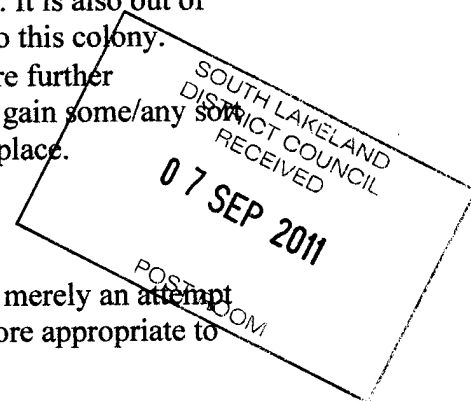
As you will appreciate from what I have said, I object even more strongly to the proposed development of this site, and certainly the two documents cited above support this view.

**As Greg Clarke, the Planning Minister, stated on the radio on 03 September 2011, 'Development should improve rather than diminish our natural landscape.'**

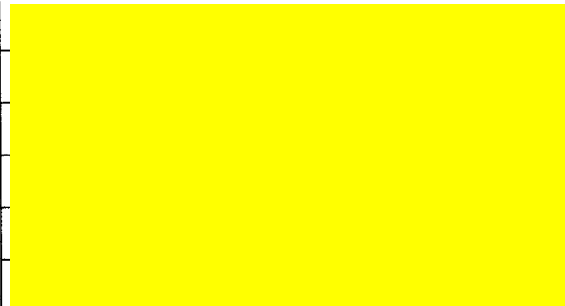
Yours sincerely,

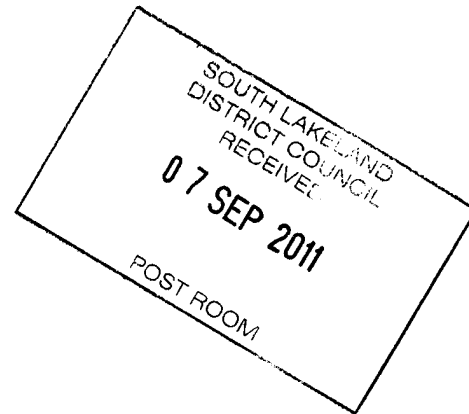


Austen Robinson.



## Response from CPRE – March/April 2011

Organisation: Friends of the Lake District (Cumbria CPRE)
Name: Richard Pearse




### **R121M**

R121M is located on the eastern fringes of the town. The site lies within an area designated 11a 'Foothills' by the recently revised Cumbria Landscape Character Guidance and Toolkit (CLCG). Core Strategy Policy 8.2 states that proposals for development should be informed by, and be sympathetic to, the distinctive character types identified in the CLCG.

The CLCG notes that:

At lower levels in all these areas land use is predominantly improved pasture and meadows and there is a strong pattern of stone walls giving way to hedges at lower levels... Small woodlands are common on steeper slopes and alongside streams and rivers.

Although easy to access the countryside is attractive and peaceful and is highly valued locally and is often as a rural backwater.

The strong matrix of stone walls and hedges provide a framework to the improved and semi improved pasture. Wooded ghylls, woodland and hedgerow trees provide interest ... Farmsteads and villages ... follow the grain of the rolling topography and are sensitive to unsympathetic expansion and redevelopment.

The Vision for the area states:

This landscape will be conserved and enhanced. Field boundaries, woodland, other natural features, cultural and historic features will be conserved and enhanced to reinforce the distinctiveness of the areas... Existing settlements and built features will be conserved and new development will respect the grain and scale of the landscape...

The western part of the site, adjoining Castle Green Road, was considered for development during the previous Local Plan Review, but was ultimately dismissed by the Inspector on landscape grounds.

R121M reflects the characteristics highlighted by the CLCG above. It exhibits a strong, open countryside character, which contributes to the overall character of Kendal in two key respects. Firstly, when travelling out of the town towards Sedbergh, the swathe of green pasture bounded by stone walls towards the lower part of the site softens the development edge of the town, and provides a gradual transition from urban to rural, which adds considerably to the visual amenity of Kendal as a whole.

Secondly, the site is located upon rising land, increasing its prominence in wider views. It forms part of the undeveloped valley side surrounding Kendal, glimpses of which evoke the strongly rural feel identified by local people as a key characteristic of the town. From a viewpoint such as Castle Hill for example, it is clear that the development of this site would extend the built footprint of the town further up the valley side. It should also be noted that the proposed site boundary disregards existing field boundaries, and cuts across a slope, in conflict with the above noted CLCG guidelines, exacerbating the impact of development further.

FLD are concerned therefore that the development of this site would result in a detrimental impact upon the character of the open countryside, and the setting and character of Kendal. In our view therefore, development would raise conflict with extant Development Plan Policy – specifically RSS Policy EM1, saved Structure Plan Policy E37 and Core Strategy Policy 8.2. Development would also conflict with the PPS7 presumption of protecting the countryside for its intrinsic character and beauty, and the subsequent duty the guidance places upon planning authorities to ensure that the quality and character of the wider countryside is protected and, where possible, enhanced. (paragraphs 1(iv) and 15 respectively).

