



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: NONE	Organisation:
	Name:
	Address:
	Postcode:
	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 ☒ 6 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.

SOUTH LAKELAND
DISTRICT COUNCIL
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23 AUG 2011

REVS & BENS



Land Allocations Consultation Room to Live, Space to Breathe Consultation Response Form

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 - 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#)	
LEVEN S	RN 291 AND RN 282	
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 ☐	Support in part ☐	Oppose ☒
Please explain your reasons/add your comments below (continue on a separate sheet/expand box if necessary)		
SEE ATTACHED SHEET		
RN 2 and RN 105 - I SUPPORT IN PART, BUT ONLY IF THERE IS A PROVEN NEED IN LEVENS.		

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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 time span 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 TIME-SPAN OF 2003-2025 IS ABOUT RIGHT, IN VIEW OF RAPID CHANGES IN AND VOLATILITY OF ECONOMIC AND SOCIAL CONDITIONS, LIKELY TO CONTINUE IN THE FORESEEABLE FUTURE. A LONGER TIME-SPAN GIVES / OPPORTUNITY TO MAKE GREATER APPROPRIATE AMENDMENTS IN THE LIGHT OF CHANGED CIRCUMSTANCES.

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)

LOCAL COMMUNITIES SHOULD HAVE AN ENHANCED ROLE IN THE ALLOCATION OF HOUSING SITES AND OTHER DEVELOPMENTS DIRECTLY AFFECTING THEM - AS RECOGNISED BY THE GOVERNMENT IN ITS 'LOCALISM' PROPOSALS. IN OTHER WORDS, LET LOCAL INHABITANTS DECIDE WHETHER AND WHERE DEVELOPMENT SHOULD BE PERMITTED, NOT FORGETTING THE WORK ALREADY DONE ON VILLAGE PLANS, e.g. AT LEVENIS

Thank you for your views and suggestions.



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To accompany SLDC Local Development Framework Consultation Response Form, Section 1, Alternative Sites.

I wish to oppose sites RN282 and RN291 for the following reasons.

1 Environmental

- (a) Levens occupies a prominent and highly visible site on the east side of the lower Lyth Valley – gateway to the South Lakes – and with its church spire it fits well into the landscape when viewed from the west from the A590 trunk road, the A5074 Lyth Valley road, and Whitbarrow; this despite much of the village housing being twentieth century. Additional housing on the scale envisaged on these two adjacent sites would, however, completely change the aspect and lead to Levens dominating the east side of the valley instead of sitting comfortably on the hillside.
- (b) The view across the valley from Brigsteer Road, which runs above both sites, extends through 180 degrees, from Morecambe Bay in the south, across to Whitbarrow in the west and to the distant Lake District fells in the north. It forms one of the finest panoramic views in the district that can be gained from a public road, and consequently the road is a popular walk and cycle route for both residents and visitors, who can frequently be seen stopping to admire the view and take photographs. This has been the case for many years, as is evidenced by three public seats on Brigsteer Road and a fourth, privately donated, a short distance down Cinderbarrow Hill. Any development on one or both of these sites would completely destroy these highly-valued features in the landscape, and materially contribute to devaluing the character of Levens referred to in 2 below.

2 Impact on the village

Development on the two southerly sites R105 and R142 would undoubtedly make considerable impact on Levens, increasing its size and the number of inhabitants and requiring additional services, although road access would be relatively easy and the effect on the visual environment not unduly detrimental. However, the same cannot be said about R282 and R291 which, added to R105 and R142, would probably increase the total number of houses in the village by as much as one third. As a result, village services and facilities would ^{need} major enlargement, eg:

- (a) Sewage;
- (b) Surface drainage;
- (c) Gas and electricity
- (d) The village primary school, which would be unable to accommodate a major influx of pupils.
- (e) Most importantly, the road access to R282 and R291 is totally inadequate for any increase in traffic, comprising narrow lanes - much with a 6ft 6in width restriction – with consequent increased risk of accidents and environmental damage.

3 Summary

While R105 and R142 may be considered acceptable in the long term, development on R282 and R291 would be utterly detrimental to Levens, completely changing the character of the village from both within and without.

G J Biddle



