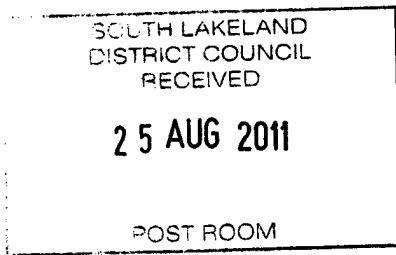
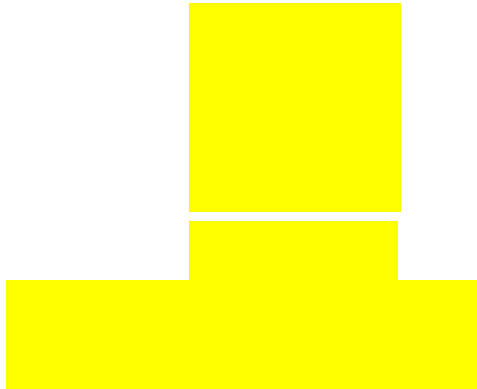


FCLE96



Stephen & Ruth Read



For the attention of Mr. D. Hudson  
South Lakeland District Council

25<sup>th</sup> August 2011

Dear Sirs,

Local Development Framework Consultation for Levens 2<sup>nd</sup> Consultation

This letter follows on from our earlier letter of 14<sup>th</sup> April, 2011 in response to your first consultation. The general comments made in that letter still apply. You have asked for further comments upon specific sites as follows

RN291 and RN282

Our original comments with regard to proposed site R682LVM also apply here. These fields, indeed all the fields within the road circumference of Hutton Lane, Sizergh Fell Road to Cinderbarrow, Brigsteer Road and Whitegate, but excluding the existing light employment site RN121M, but now shown as RN295, should never be developed. They are essential to the character of the village, providing views of the Lake District and surrounding areas, and breaking up the monolithic appearance of Levens when seen from the west and north-west. Development on these fields would substantially impact upon the landscape and scenic value of the Lyth Valley, which is shortly to be fully within LDNP. In 1996/7 an inspector decided in a planning inquiry that the area now shown as site R682LVM should not be included in the then proposed development plan, and for the reasons set out by him, the newly proposed sites should not be included in the current development proposals. There are no new cogent arguments in favour of a change to the existing designation.

R142

We had understood that this site was not in the original proposal as the landowner was not prepared to sanction development. Presumably that is now no longer the case. The

new proposal makes no reference to the number of houses to be built, but, as a general principle, development on these open higher areas of the village should be resisted because any expansion onto them, as with RN282 and RN291/R682LVM, would be too visually intrusive.

#### R105

Development on this site would appear to have the least intrusive visual impact of the sites proposed, in that it is hidden by existing development. However, there is no detail given as to the number of dwellings proposed. In any event, the total number of dwellings detailed in the first consultation process is far in excess of those needed for the sustainability of the village and all future development must be conditional upon the approval of the community of Levens in terms of layout, quantity and quality of the housing to be built.

#### EN45

This area is designated agricultural land and should remain as such. The first consultation included land for village employment at EN10 and EN11, and whilst earmarked for housing development, area RN121M has existing employment land status. Any change of use of EN45 risks setting a precedent for further development on adjoining fields. Even though development could only be on a small scale if a change is sanctioned, great care must be taken that any building does not adversely impact on the landscape value of this part of the Lyth Valley when viewed from Levens and from the west.

Yours faithfully,



Stephen Read



Ruth Read

*P.S. we have also completed a Levens Residents Group response form*