

From: JMP Architects Ltd [mailto:
Sent: 07- Apr- 11 3:47 PM
To: Law, Damian
Subject: South Lakeland Land Allocations Development Plan Document Consultation. Site North of Helm lane, Natland. Ref R144

L2886

For the attention of Damian Law

Dear Mr Law

We are writing to make the following representations with respect to the above site, and would ask you to reconsider your current designation of the above land.

The 2006 Housing Needs Survey commissioned by the district council concluded the South Lakeland District needed 416 affordable new homes every year. There is clearly a need for new housing in the South Lakeland District in appropriate locations. Natland has been identified as one settlement where some new housing could be accommodated, any such new housing would obviously benefit existing village facilities such as the school and shop.

The Secretary of State has already written to SLDC to say they intend to abolish the Regional Strategy and replace it with the Localism Bill.

The Localism Bill will allow communities to draw up a "neighbourhood development plan" which will allow them to influence the future of places where they live. The enclosed drawing demonstrates how a plan could be implemented within the strategic vision of the local authority, without losing the green wedge. Part of the housing could be for local occupancy and the parish could nominate potential occupants.

Longmeadow Lane has two existing road entry points leading to green land to the east between Natland and the railway. They were presumably constructed in the past to allow some further development to take place to the east. This strategy would promote a sustainable and logical rounding off development along the eastern fringe of Natland using existing infrastructure with a firm and permanently structured buffer being created to avoid coalescence of the settlements of Natland and Oxenholme.

Our client proposes to create a public amenity space within this permanent buffer for the enjoyment of the inhabitants of Natland. This could be put to various uses to be decided by the community, such as a bowling green or playing field.

The enclosed plan demonstrates how the village can be "rounded off" logically with minimal development, provide valuable local green amenity and preserve the distinct

identities of Natland and Oxenholme while contributing to the local housing need and economy of the area.

In the initial consultation process some anecdotal reference was made about the site having geological issues, such as cave systems under it.

We wish to make it clear that no such evidence exists and this should not be used as a reason to reject this site for future development.

Similarly, the concept of flooding and drainage have been quoted as potential difficulties. The site is not in an Environment Agency flood risk area and there are obviously available drainage connections onto the adopted road entry points on the western edge of the site.

For the above reasons, we would ask that the council reconsider its designation of this land and categorise it as suitable for a mix of housing and green open space for the community's benefit. This is something which could be achieved as one could help finance the other.

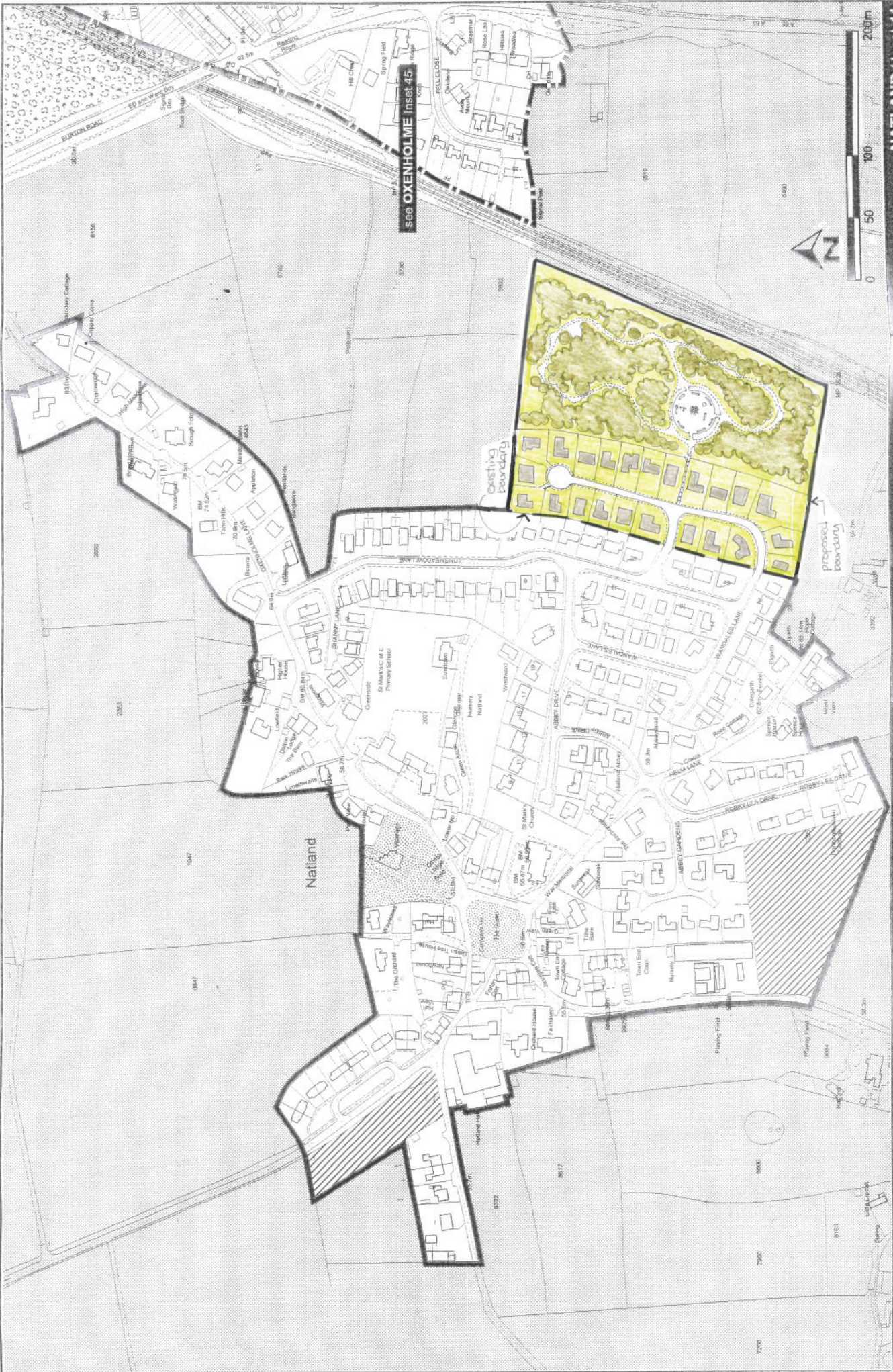
Enclosed is a plan which illustrates how this land could be apportioned to achieve the above outcomes and if any of the above is of genuine interest, we would welcome further discussion on the issues raised.

Regards

Neil Nute

JMP Architects
China Street
Lancaster LA1 1EX

Tel 01524 60521



NATLAND / Inset 44

Reduction of scale 1:2500

THE COUNTY LANDSCAPE DESIGNATION ALSO INCLUDES THE WHOLE AREA WITHIN THE DEVELOPMENT BOUNDARY.
 Reproduced in 1997 from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright.
 Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Lakeland District Council. Licence Number LA07941X.