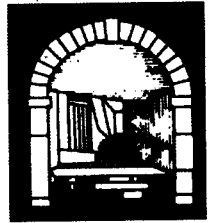


Hon Sec. Mrs P. Hovey

LE734
**KENDAL
CIVIC
SOCIETY**



Registered Charity Number 238470

Development Strategy Manager
S.L.D.C.
South Lakeland House
Kendal
Cumbria LA9 4DL



26th March 2011

Dear Sir/Madam,

South Lakeland Development Framework
Allocation of Land Development Plan

In response to the Allocation of Land Development, ^{We are} I am writing to represent the considered response of Kendal Civic Society. We have already written twice, in May 2008 and February 2009, and none of the views expressed then have changed. If anything, our objections are now held even more strongly.

Our response is, necessarily, a general one and will only refer to Kendal which is where our remit lies. You will receive many comments and objections from local groups and individuals who are angered by and resentful of proposed land allocations near their homes, which will affect their quality of life and their environment. The views we express refer to the general principles involved.

Kendal is in desperate need of new housing, but who set the target of 400 per year? Who will be able to afford them, even the so-called "affordable homes"? How will the restrictions to **local** people using them as their **sole residence** be applied, and how can wealthier retired in-comers and second home buyers be prevented from moving in and purchasing them?

Kendal has grown slowly over the years, naturally as need arose, to be the pleasant little market town it is today. Artificial growth imposed from above is a recipe for disaster, and will only result in yet more miserable little boxes squeezed into any green space, producing unacceptably low housing quality and destroying any sense of community in the existing neighbourhood.

The present residents' environment must not be spoiled to produce housing which nobody wants or can afford. There are small spaces which can be filled in, but many of the sites allocated are totally unsuitable either by reason of their immediate environment, by the steepness or marshy nature of the land, by access problems or other factors not fully considered, such as the land having been already earmarked for vital services.

There must be no more blocks of garden-less apartments which nobody wants. Many are having to be let out to tenants who do not care for them; the results of this can be seen all over Kendal. What is wanted urgently are two-storey family houses with a garden or play area for children, not three or four storey blocks squeezed onto the smallest area of land to maximise profits.

Has anyone considered the consequences of adding 400 homes annually to Kendal? Where are the additional schools, surgeries, play areas or community halls? Are there plans for the essential sewage or other infrastructure, or extra roads to carry the increase in traffic, especially from the outlying areas where cars will have to be used to get into town? Where will all the extra cars park, and what is to be done to reduce the toxic air quality on many of the streets already clogged with traffic? Little thought seems to have been given to the extra employment opportunities which will be needed for such artificial population growth. What jobs will there be for the additional population?

Greener spaces, Green Gaps and Green fields on the fringes of town **must remain inviolate**. Green spaces in the town are what make it such a pleasant place to live and give it its character. Private gardens must not even be considered, since “garden grabbing” is no longer encouraged.

Green gaps were originally seen as the means of preventing settlements from merging, to be kept as green open areas. They must remain so. More housing on Oxenholme Road will join Kendal to Oxenholme, as will the proposed site below Hallgarth creep ever closer to Burneside. Do we really want to see one vast sprawl of town and villages melded together?

Green fields on the fringes of town must be left as they are. We must not go on seeping out into the countryside with yet more featureless, tree-less, chimney-less housing estates, with not a shop, community hall, Post Office, play area or heart to any of them. Green fields, such as the Burton Road Triangle, where application to build was so emphatically thrown out by the Planning Inspector at the 2004 Public Enquiry, should never again be eyed-up for development. Views of green spaces both looking out from the town and at the town from the surrounding hills, are to be treasured.

Much more thought and sensitivity must be brought to this consultation. There must be more exploration of alternative sites such as brownfield areas within the industrial estates, the abandoned building site on Burneside Road – and better use made of all the empty homes and accommodation above shops, many of them empty and decaying.

You have the responsibility for Kendal’s future. There must be a better way to provide housing and employment for local people rather than destroying what is so precious to those of us who live here. Must you follow the dictates of those in central government who know nothing of our towns and villages?

Finally, dare we say that Kendal has grown big enough as it is?

Yours sincerely

Patricia Hovey
Hon. Secretary

Tony Wrathall
Chairman

LE734

ADDENDUM

The above response has of necessity been a general one formulated by the Civic Society. However, we also wish to address some areas in more detail, in which the Society has a special interest and grave concerns.

E31M This site is proposed suitable for light industrial use. Are you aware that this area is already earmarked for a marina, when the canal returns to Kendal, by both British Waterways and the Lancaster Canal Trust? Should this land site be lost to canal development, the whole Canal Head Regeneration Scheme would cease to be practical, with severe loss of tourist and employment potential which the scheme promises eventually.

R97M and M4M (90 dwellings). These would require major improvements to Natland Mill Beck Lane to change it to a two way lane for access purposes. This lane at the moment is a lovely rural feature of old Kendal, used by many as a footpath or cycleway mainly free of traffic and passing by listed buildings, and made delightful by the recent installation of bollards just east of the Canal bridge to limit traffic, and this allocation must be withdrawn.

There are encroachments out into the country on every approach road to Kendal: land south of Lumley Road, the Burton Road Triangle, the field just north of Hallgarth Cottage, with its surrounding garden on the Windermere Road, the area at the top of Greenside with its seven ton weight restriction and the land on the north end of Burneside Road. All those are to be deplored and must be refused. You state that "The Council is committed to conserving and enhancing the distinct character of the District". Many of your proposals do the very opposite, and you will be held to account by future residents of Kendal, and all the other towns and villages in the South Lakes area, are turned into sprawling ugly conurbations, no different from any other district in the country. Yes, we need housing and employment, but not at such a cost.

SOUTH LAKELAND
DISTRICT COUNCIL
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