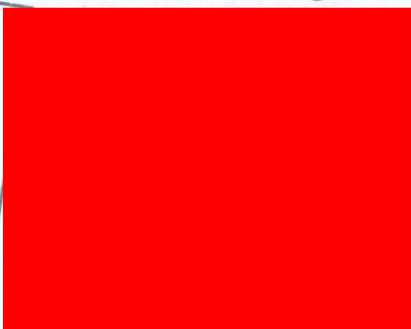




Malcolm Knight



Email



Development Plans Manager,
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7 th. Dec. 2015

**Observations concerning proposed development on sites:
Ref.B78 and B.113 Nuns Avenue;**

Dear Sir,

I understand that a proposal has been put forward suggesting the development of land to the North of, and adjacent to Nuns Ave. Carr Bank, Milnthorpe. Ref. B78 This proposal being in line with the need locally for new, affordable, housing stock.

Also that a further similar proposal has been presented regarding ground to the rear of lower Nuns Ave. Ref. B 113 (Garages for Nuns Ave.)

With regard to the first proposal B78:

This area is mostly made up of a steep bank with a smaller more level area at its foot. The steeper area presents with a thin black topsoil lying on top of limestone bedrock. The topsoil at the foot of the bank overlies estuarine mud suggesting that this lower area was once tidal. Between these two layers lies the water table no more than a foot below the surface.

The whole area is covered in deciduous woodland and is a much enjoyed habitat for wildlife. Tawny Owls and Sparrow Hawk hunt here. Deer come to drink from the wildlife pond in a small sanctuary located on the neighbouring plot (belonging to number 10 Nuns Ave.) This pond serves Heron, Mallard, Toads, Frogs, Newts, Pipistrelle Bats and on two occasions migrating Otters. The woodland is what gives the top end of Nuns Ave. its character and charm. The trees also help to screen from view a pole mounted electricity supply transformer and high power cables that are in very close proximity to the sites' northern edge. Access to the plot is limited as residents living opposite its perimeter own small areas of land at its edge leaving very little opportunity to create a way in to the plot from the Avenue. However consultation with the land register would confirm where any in- way may be found. I'm sure it must exist at some point on the perimeter.

In the event of the B78 site being developed as proposed, then, my main concern must come to the fore, namely, Ground Water Run Off.

The footprint of any building constructed here including surfaced areas or driveways, patios etc. plus the denuding of the woodland as a whole or in part would considerably increase surface water run off in a direction dictated by gravity. i.e. the bottom of the bank and onto land adjoining two sides of the proposed site. Remembering that the flat areas at the base have a substrate of estuarine mud with a very low porosity allowing water to lie indefinitely thus creating problems on neighbouring land.

At some expense to the builder most of this problematic run off could be directed onto the unmade surface of the adjacent Nuns Ave. But this would only be a solution if the road and footpaths were adopted and a proper effective drainage system incorporated to eventually join up with the public drainage on the main road, which incidentally, already struggles to be effective in very wet weather. Any solution short of this would mean the wild life pond area, and other land adjoining, plus the lower end of Nuns Avenue including the garden centre would be inundated in wet conditions.

I would imagine the cost involved in road adoption and the essential drainage project would far outweigh the return on any housing that may be provided on site B78. However any adoption without drainage would be disastrous. **Please refer to the enclosed images** of the unmade road at the front of number ten (bottom of the bank) during a rain storm last year. These illustrate the present level of run off which even now presents problems of constant pothole formation and erosion of the unmade road when combined with traffic movement.

Of course extra traffic servicing further development in Nuns Ave. could be a problem especially with any contractors plant coming and going to this

proposed site

Without proper drainage, in wet weather, the whole avenue, down from B78 would rapidly be churned into a quagmire.

I hope you will agree, that water run off is a major factor in making the idea of building, without lots of improvement to the roadway, a none starter. As I speak the current storm "Desmond" has the whole of our avenue awash.

With regard to the site at the rear of Nuns Ave. B113.

From the word go this proposal is totally impracticable. Much of the perimeter has existing garages owned and used by Nuns Ave residents.

Whatever development is envisaged would have to continue to allow full vehicular access to the individual garages. A public footpath traverses the area. Access to the area is good but narrow and is flanked by private property so widening would be difficult. Water, as before, is a problem. The original farm water supply at the bottom of the Johnny Steps (buildings now long gone) flows across the area thanks to the collapsing of the old stone culvert which used to carry the water under and across Nuns Ave. and into the field that now houses the Carr Bank Garden Centre. This collapse was probably the result of contractors digging through it years ago when the gas mains were put in under the Avenue. Even locals of long standing can't agree where it is routed under the road but when it backs up, which is often, it bubbles out of the ground at the rear of Nuns Ave. One of the courses that it then finds crosses B113 as it follows along the surface of the public footpath

All in all B113. is not a practical proposal.

I hope that my observations may be of some help in your valuation of the practicality of the two proposed sites. But I have to say that I feel neither offer much compared to some other prospects in the area.

Yours Sincerely,

Malcolm Knight,

