

Mr & Mrs W Metcalfe

To : **Development Control Manager - SLDC**
From : William & Yolanda Metcalfe
Date : 17th February 2011
Reference : **Planning Objection – Land Allocations – Dalton Lane/A6070, Burton in Kendal**

Dear Sirs

We are writing to object to the proposals under the Land Allocations Document, regarding the proposed land use on the corner of Dalton Lane and A6070, Burton in Kendal. We believe that there are other proposed locations in Burton in Kendal that are far more suitable for new housing development than this proposed area.

We are against this land being used for development on the following grounds:

1. The proposals would be to build on true greenbelt land, on the southern boundary of the village. This should remain as protected green space.
2. If the precedent is set to build upon protected green space on the boundary of the village, then where will it stop? The village could stretch as far as the Lancashire border.
3. Any development at this location would seriously deprive current residents of a feeling of open space, and outstanding views of natural beauty.
4. The land proposed for development is under the ownership of a Parish Councillor. Would it be unfair to say that the use of this land would be to the financial benefit of an elected member of our community, to the detriment of other residents?
5. Traffic access for the proposed development is dangerous. We understand that the Highways Authority would not consider access to a development on to the A6070; therefore, access would have to be near the end of Dalton Lane. This access may principally be across currently private land adjacent to the converted farm building, namely No 1 Dalton Lane. Vehicular access for an increased volume of traffic would add increased danger to the current situation. Currently the only parking available to No's 4, 6 and 8 Dalton Lane, is on the road opposite this possible entrance.
6. There is already a relatively recent increase in the volume of dangerous traffic down Dalton Lane, from the now approved increase in the wood yard facility several miles up the road, which causes large HGVs to transit Dalton Lane on a regular basis. Therefore, the cumulative effect on the increasing traffic would be greatly undesirable, and create increased danger. There is not even a footpath for the protection of pedestrians.
7. There would be a great impact upon the residential amenity due to the increase in traffic and activity in the area.
8. There would be adverse impact due to the scale and extent of the proposals.
9. We understand that the drainage system is already under pressure due to the limited capacity of the Burton/Holme United Utilities facility. We also understand that there are issues with the capacity and levels of the drainage system in the Dalton Lane area.
10. Such a development would be in breach of the current development plan.
11. We are mindful that there may be an issue with regard to policy EC7 of Planning Policy Statement 4 (Planning of sustainable economic growth) Policies W7 & EM 1 of the regional spatial strategy, policies T6 and E10 of South Lakeland local plan and policies CS1.1 and CS7.6 of the submission core strategy development plan.
12. We believe that it should not be allowed to extending housing into the countryside and creating a development of prominently located houses outside the development boundary of Burton in Kendal.

We therefore would ask that you put forward our objections to the proposals for Land Allocations to the appropriate bodies, so that our concerns and that of our neighbours are considered.

Yours Sincerely

William Metcalfe

Yolanda Metcalfe