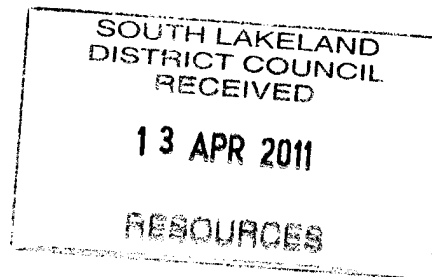


Development Plans Manager,
South Lakeland District Council,
Lowther Street,
Kendal,
LA9 4DL

Reference R121M



08 April 2011

Dear Mr. Hudson,

Please find below my response to the possible inclusion of land off Castle Green Lane for development.

I have started by outlining some **very relevant background information**, mostly relating to the assessment of these sites for the Local Plan 2006.

- **R141** had been designated as worthy of **County Landscape** status.
- **R56** was put forward for development as part of the local process at the 'deposit stage' but later **rejected by the Inspector at the Local Plan Inquiry**.

The main findings at the Local Inquiry (Appendix 1) were that:

1. "This is a visually important link between the open land west of Castle Green Lane and the higher slopes of the hillside to the east."
2. "The land is not an infill site. The Oak Tree Road/Rowan Tree Crescent development is already a visually intrusive element in the rising landscape, whilst to the south, the development is quite different; the ten or so houses are traditional cottages and conversions based on a farmstead. They blend into a landscape, which has a rural character quite different from that of Oak Tree Road/Rowan Tree Crescent some 200m to the north."
3. "The allocation site provides an important visual buffer between these distinct locations, particularly to the observer leaving Kendal southwards."

The Inspector concluded that, "the site's value in landscape terms is sufficient to outweigh its value as a housing allocation. I believe that the allocation site has a visual quality of some considerable importance in the local landscape, which outweighs the very small contribution, which it can make to the housing land need." In their support for this site's inclusion in The Local Plan 2006, SLDC had in any case conceded, that " (the) development of higher hillsides further east would be unduly prominent." - Section 6.3 Visual Amenity.

In 1999 I wrote to Richard Greenwood (Appendix 2) indicating that I would like to see this land included within the county landscape boundary - the argument being that this field et al meet the criteria, and are continuous with the adjacent county landscape area.

In 2000 I received confirmation of my request (Appendix 3). It was only a couple of years ago that I was kindly shown the letter and, for the first time, the map that had come back from Mike Smith (Appendix 4) – but it showed **R121 and R676KE**, as expected, but no R56! Richard had certainly intended that the land adjacent to Oak Tree Road be included! Had I seen this map earlier I would have raised the issue then.

Significantly in April 2008 there was **NO** indication in the LDF document of that date that this part of Kendal was viewed as an area of potential growth (Appendix 5).

I will argue very strongly that the site **R121M** should be removed from all consideration for development.

LANDSCAPE

In terms of planning arguments **R121M** must rank amongst the top few inviolable sites - for the whole of the area, let alone for Kendal! How many other sites meriting county landscape designation, being recognised important open spaces and so prominent are to be found in the list of possible sites for development?

Nothing of significance in the background and information I have outlined above has changed since 1997. And certainly the quality of the land and how it is perceived has not changed. Interestingly, because of the threat to it, people have probably come to notice it much more as a crucial part of Kendal's setting. So much so, that there were 200 people, very few of whom would be too directly affected, at the meeting held at Castle Park School last month – and which you attended.

We have, however, become even more aware of the importance of the visual impact of our environment upon us – locals, visitors and tourists alike. We seriously need the feel good factor of our surroundings in our lives.

As we come into and leave Kendal we like to be reminded as to what sort of place we live in and how lucky we are. We have been fortunate in our inheritance, and we must do our utmost to ensure a worthy inheritance for our children and our grandchildren. One cannot undo planning decisions incorrectly made.

What do people/tourists expect of Kendal? It is the Gateway to the Lakes. It is a market town. It should continue to reflect these facts. First impressions, last impressions and enduring impressions are crucial. Tourists have a particular and special idea of what they expect of Kendal. We would be unwise to disappoint them. Tourism is increasingly important. As other sectors of employment and our economy take a downturn, tourism is likely to become even more important to our local and national requirements. We want and need people to come back. We overlook the importance of the visitor economy, and in this instance most directly, The Castle Green Hotel, at our peril. It is vital not only to sustain the quality of our natural setting but also our tourist industry and the well-being of the visitors.

Approach Kendal from Sedbergh, and you reach the top of Parkside Road. To the left and straight ahead the view is awe-inspiring – the castle, the open space parkland, those magnificent trees and the fells in the distance.

13 APR 2011

Progress down Castle Green Lane, and on the right you have the superb grounds of The Castle Green Hotel, then the complex of farm buildings and then the incredible and uninterrupted view across **R56** and up into **R141, R121 and R676KE**. This view is even more impressive and memorable perhaps as you leave the town southwards (as noted by the Inspector) - with its green pastureland, massive trees, undulating then steep slopes, stream, marshland, dry stone walls, possible round hill 'motte', orchard and incredible treescape mid-way up the slope, then against the skyline. These fields (cf. Appendix 11), together with **R100 and R154** are very much a transition to open countryside within the town and beyond.

If SLDC were to computer programme the height of the houses, they would appreciate even more just how damaging their proposals would be. It would be simplistic to consider the dwelling footprints as a means of measuring the destructive impact on the landscape. For the most part here the landscape is appreciated upwards, and heights take on considerably greater proportions against their background.

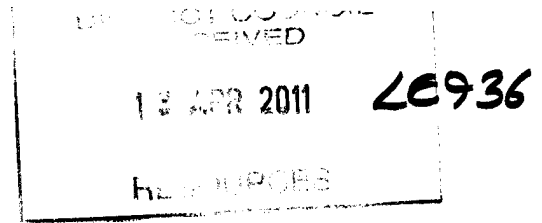
In SLDC documentation the distinctive and historical nature of the woodland (cf. Google earth) in and around Castle Green is not recognised, where the species of tree reflects 19th century choices of largely ornamental/visually important trees. In this vein we need also to highlight the importance of retaining the integrity of the 19th century farm buildings. They will lose their character, their individuality and their charm, if hemmed in by a modern built environment – cf. Appendix 1, where the Inspector valued these “traditional cottages and conversions based on a farmstead. They blend into a landscape that has a rural character quite different from the houses 200m to the north.”

Furthermore, these sites offer good quality grazing/agricultural land within the natural town boundary. They provide a seamless transition from the rural to the urban, and from the urban to the rural. They are the country within the town, and **R56** is “an important visual buffer.”

SLDC comments on the extensive views across the town, but the reverse is far more relevant. All of the sites I am arguing for are likewise of considerable visual importance when viewed **from** other parts of the town – from the Castle, Queens Road or Windermere Road, for example. Kendal's setting is that of a leafy market town nestling in a valley. To build further up these eastern slopes would challenge and invalidate that conception!

We must acknowledge that SLDC has removed part of **R141** and all of **R677** for reasons of landscape importance and biodiversity primarily. Sadly, however, the schematic maps are incorrect in that the pond in **R677** is many times the size indicated (Appendix 6) and stretches into **R141**. The arbitrary and rather crude division of **R141** would have part of the pond area being designated for possible building land, and the apparent concern for the crested newt colony and the general biodiversity of the area would have been seriously undermined – literally.

I repeat – ‘In their support for this site's inclusion in The Local Plan 2006, SLDC had in any case conceded, that “ (the) development of higher hillsides further east would be unduly prominent.” - Section 6.3 Visual Amenity.’ Nothing has changed since then. The hillsides are as prominent, and the trees actually have added maturity.



It also seems somewhat absurd not to have drawn that dividing line outside the line of the footpath which does not start at the corner of the field, but at the entrance to **R141** from **R56** (Appendix 7). The boundary line also shows no respect for the topology and landscape quality of the land. It goes in a meandering and indiscriminate line up to the very prominent top corner of the field.

I am concerned about the degree of sloppiness in the SLDC descriptions of **R141** (Evidence p.66) and **R676KE** (Evidence p.5). They are not undulating fields. I am further concerned about how the development boundaries for **R56** are drawn in three different places in three different documents. Please note Appendix 8 for what must be assumed as the only validated one. At one point in SLDC's documentation site **R676KE** appeared to be ruled out (Emerging Options p.48), but I was told that this was a mistake, and it referred to a different site, and had the wrong number. However, within the descriptions for the site were references to Oak Tree Road and Stock Beck. Access onto **R121M**, can in no way be achieved from both sides of the A684, despite frequent references to this in your documentation.

Kendal Town Council undertook a landscape assessment (Galpin Report) in order to provide SLDC with additional site information and to help them with their land allocations (results published 05 April 2011). Amongst many findings it seemed to highlight that landscape quality within and without the LDNPA is a movable feast.

More importantly, however, it stressed the importance of not developing this particular tract of land – with its highly sensitive landscape and limited capacity for development (Appendix 9). I have included the information for Castle Green (K3) as well, since it seems very appropriate to juxtapose the information on these two sites and stress the overall quality of the whole area. The recommendations of the Town Council are based on sound evidence and should be noted carefully! (cf. Appendix 10).

You cannot replace the quality of this unique and priceless landscape.

If the quality of the landscape is high and sensitive, you cannot mitigate successfully.

You change it - and destroy it - for ever.

BIODIVERSITY

We should not sacrifice our natural landscape and assets - sometimes obvious and sometimes less so - the streams, the orchard (where children scrump for apples) and the reeds and marshy land in **R56**, the pond and marsh area hidden mostly in the beautiful **R677** (and to a lesser extent **R141**) – **R677** with its colonies of newts (including the great crested newt) that are proven to use **R141** and **R56** (and beyond) – not to mention the importance of the adjacent fields for food and hibernation, and add in the recreational use and amenity in the form of sledging and walking in **R141**.

DRAINAGE and FLOODING

It would be unwise, too, to underestimate the amount and speed of the additional run-off water from any possible development. Streams already flow through **R121**, **R56** and **R677**, and although the Stock Beck Flood Alleviation Scheme appears to cope with the current situation, run-off water has a habit of making its own way directly downhill. **R121** is presently a sponge, but will not remain so if developed.

But, do the road drains cope on Castle Green Lane/Road? Others have forwarded pictures to show that this is not the case. Water bubbles up out of the road drains, and the situation would seem to have deteriorated over the past few years.

It would be unwise even to think of compromising the Stock Beck scheme and increase the chances of flooding lower down this eastern side of the town. Concerns, it should be added, have also been expressed in Ann Street about water backing-up from the Mint and causing flooding again, as happened a couple of years ago.

A year ago the SLDC Environmental Protection Officer seemed far from happy when inspecting the culvert flowing down through **R121** and flooding 37, Oak Tree Road (cf. Appendix 11). Localised flooding takes place not infrequently and usually at times of heavy, prolonged rain. 31, 33, 37, 45 and 49 Oak Tree Road, and 12 and 14 Rowan Tree Crescent have already been affected, likewise, 66 Sedbergh Road. These are just the instances we have heard of.

You may remember the heavy rain last week. I was e-mailed on 06 April: "Heavy rain at night recently brought gravel, stones and other debris down Sedbergh Road. Broom Close gulley blocked again with 4" of leaves and then stones on top to completely block it. Torrents down Sedbergh Road. Do the planners realise that they have to cope with surface water from ¼ square mile of saturated land between Oak Tree Road and the Greyhound? If the gulley had been cleared, then Oak Tree Road would have got it all." (Quote from the e-mail – original available). This is not an isolated occurrence.

With climate change and 5-day flash floods a possibility, where does that leave **R56** and **R121** with their water courses, 5 springs in the always soggy **R121** and 147 possible dwellings? **R124** was removed as a possible development site, and to a great extent it was because of its possible effect on the Stock Beck Flood Alleviation Scheme. So why risk **R121M**, whose run off and natural water flow will have the same effect?

Is it appreciated that many of the houses in Oak Tree Road are built in a hollow, and that the bottom of our back door, for example, is 6' above ground level?

HIGHWAYS

Could the road system cope with such potential increases in traffic? How many cars will a site for 147 dwellings throw up? 250? Access from the site would exacerbate problems for Castle Green Lane, Parkside Road, Ann Street and Sandylands Road. Could Kendal's current creaking traffic infra-structure cope?

The volume of traffic has increased considerably on this rat run over the past few years, and one should note the number of exits coming onto Castle Green Lane/Road. – Castle Green Close, Beach Close, Rusland Park and with some housing coming straight onto the A684. On the other side there is Sedbergh Road, Oak Tree Road, the Castle Green Hotel, two small closes and there would be the new road with its potentially 250 car additional volume. All within the space of very few metres! Naïve assumptions are perhaps being made about the traffic situation here and the knock-on effect may not be fully appreciated. And mitigation would lead to further destruction of the landscape.

Why did SLDC decide not to follow the recommendations in the Atkins Report? Atkins only considered access to the site from the A684 (Appendix 12). There was no mention of opening a secondary access onto Oak Tree Road, as was likewise the case in 1997, when the developers did not do so either. The contention would be that this unsuitable and north-facing road could not take it, especially in winter.

CONCERNS RAISED

There were so many concerns and issues raised by so many different bodies, including yourselves that it was almost impossible to believe that **R121M** was still in the list of proposed sites – cf. Appendix 13. The Environment Agency, the SLDC Environment Protection Officer, Cumbria County Council, United Utilities, Kendal Town Council and so on.

But what flummoxed me and beggared belief was the report on the site visit to **R141** as found in your consultation on emerging options – Kendal. Despite what you say there you continue to include part of the field for development - cf. Appendix 14.

CONCLUSIONS

It is absurd to try to include **R141** and **R56** as potential land for development. These two fields with their distinctive characters are here merely to provide access to **R121** and **R667KE**, which in their turn have their individual characters. If you look carefully at the sites you can see that they need subdividing carefully within themselves. Such is the variety of landscapes within each field.

Additionally I have highlighted the drainage, the flooding, the sewerage, the highways, and the biodiversity as major considerations, but the list could have continued.

You have already stated publicly that **R121M** will not take 147 dwellings because of the nature of the land. The documents have indicated just how much mitigation would be needed. Everybody appreciates the need for affordable housing, but land assembly and development costs connected directly and indirectly with **R121M** would be extremely high.

Kendal and South Lakeland may very soon be reaching saturation point in terms of growth and expansion. Because there is a shortage of Brownfield land, SLDC should

LE936

have checked more carefully that it could find the quantity of suitable Greenfield land to meet the target it had set itself. There are sites that are visually less obtrusive, smaller and certainly environmentally less fragile, but are there enough?

The quality of our natural landscape should be 'improved and enhanced.' It should certainly not be compromised.

Sadly, I am afraid, SLDC can hardly claim green credentials with this or many other of its proposed sites. Kendal and the South Lakes should be made better, not necessarily so much bigger.

Incidentally, I would be less than happy to live in a house built just below a railway line, which will soon be taking longer, heavier, faster and noisier trains. The noise from this exposed and potentially dangerous section of track is sufficiently noticeable as it is. What will it be like living next to it?

Yours sincerely,

A solid yellow rectangular box used to redact the signature of Austen Robinson.

Austen Robinson

R121M

(A. Robinson)

Site No 4: Oak Tree Road, Kendal.

Objectors:

026/01	Mr R C Roger	064/01	Mr D Salisbury
268/01	Mrs I L Cochrane	091/01	Mr & Mrs Rogerson
105/02	Mr A W Robinson	156/01	Mr D R Baxter
162/01	Mrs H V T Payn	206/01	Mr & Mrs Brooks
211/01	Mr & Mrs Barron	237/01	Lady Kirsten Urton

Issues:

- 2.42
- (i) Insufficient demand and large number of houses on the market;
 - (ii) visual amenity;
 - (iii) effect on privacy and amenity of existing residents;
 - (iv) access arrangements;
 - (v) effect on site's known capacity for flooding;
 - (vi) effect on nature conservation.

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Inspector's conclusions:

2.43 As previously indicated I shall not deal with (i) here. (ii) The site is not within an LCI and the Council considers it to be one of few acceptable developments on the town's eastern boundary as it is on the lower slopes of the hillside. It is also claimed to be bounded by existing development to the north and south. Nevertheless, from my site visit I consider

SOUTH LAKELAND LOCAL PLAN 2006 - INSPECTOR'S REPORT
2 CHAPTER 1: HOUSING

18

the land a visually important link between the open land west of Castle Green Road and the higher slopes of the hillside to the east. I do not find the argument that the allocation is an infill site surrounded by existing development convincing. The Oak Tree Road/ Rowan Tree Crescent development to the north appears as a visually intrusive element in the rising landscape, whilst to the south, the development is quite different: the ten or so houses are traditional cottages and conversions based on a farmstead. They blend into a landscape which has a rural character quite different from that of Oak Tree Crescent some 200m to the north. The allocation site provides an important visual buffer between these distinct locations particularly to the observer leaving Kendal southwards. For these reasons I consider the site's value in landscape terms is sufficient to outweigh its value as a housing allocation.

2.44 So far as the other issues raised by the objections are concerned, the effect on privacy and amenity of local residents (iii) is recognised by the Council, but I consider that any harm could be minimised by careful attention to layout, building types, and landscaping. I am satisfied by the Highway Authority's evidence that access from Castle Green Road could be achieved without creating a highway hazard, with only pedestrian and cycle access by way of Oak Tree Road (iv). Although the NRA has drawn attention to the flooding of low-lying parts of the site (150/08), it has not objected to development in principle and the Council's evidence satisfies me that potential problems can be taken into account at the detailed planning stage (v). I have noted that, notwithstanding the objectors' concerns about wildlife (vi), the site is not designated as of national or regional nature conservation importance and neither English Nature nor the Cumbria Wildlife Trust has raised objection. I accept the Council's view that any features of local significance could be considered at the detailed planning stage.

2.45 Have considered all of those matters, and notwithstanding its omission from the LCI designation, I believe that the allocation site has a visual quality of some considerable importance in the local landscape which outweighs the very small contribution which it can make to the housing land need.

Recommendation

2.46 That Policy H2 be modified by deleting the residential allocation at Oak Tree Road, Kendal: Site No 4. Appendix A and Inset 52 will require consequential modification.

Letter to SLDC about Site no 4 (now R56)

Mr A Robinson


5 November 1999

Mr R Greenwood
 South Lakeland District Council
 South Lakeland House
 Lowther Street
 KENDAL

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Dear Richard

Land at Oak Tree Road

First, I must apologise for taking so long to put pen to paper, but I have done my homework fairly thoroughly and consulted widely.

Having now had a chance to look more fully at the South Lakeland Local Plan and the Structure Plan Technical paper no 4 Assessment of county landscapes, I have the following comments to make which I hope you will find helpful.

The field by Oak Tree Road was land designated for housing during the first stages of the Local Plan. However, the inspector's report following the Local Plan Inquiry said this land should not be developed. The inspector's argument was two-fold, I believe, that the group of dwellings further up Castle Green Lane had a more rural 'farm' feel and so was separate to the built up area (the inference being that this would therefore not be in-fill development), and the parcel of land in question would make only a very small contribution to the housing land allocation needed for Kendal which would be outweighed by the negative effect on the landscape. As a consequence of the Inspector's report, the land is shown to be outside the development boundary for Kendal in the 1997 adopted Local Plan.

The fundamental point here is that the land is important in landscape terms, which outweighs any benefit gained if this land were developed for houses. This argument should still hold true when the local plan is next reviewed. The landscape importance of this land can clearly be seen from varying perspectives. When heading out of Kendal and turning off Castle Green Lane into Castle Green Close, the field gives continuous sweeping views out of the built-up area to the open countryside beyond. This amenity would be lost if this field were developed. From a more distant perspective e.g. Queen's Road, the topography of the area means that the houses of Oak Tree Road are clearly visible, and any development of this adjacent field would be equally prominent from various parts of the town.

Development of this land would compromise the character and amenity of the local area. Therefore the field should remain outside the development boundary on the basis that this land has the same characteristics as the other adjacent fields which are of county landscape importance and has the same open countryside feel. It is significant that the 40 mph speed limit starts just below this field at the turning for Castle Green Close. This adds further weight to the argument that development of this field would not be appropriate as it is not within the built up area of Kendal.

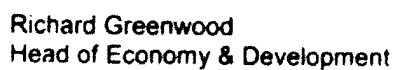
Ideally we would like to see this land included within the county landscape boundary. The argument being that this field meets the criteria, and is continuous with the adjacent county landscape area. I am aware that the assessment of county landscape was undertaken at a scale of 1:50,000. The map showing the area around Kendal excludes the field adjacent to Oak Tree Road and shows the boundary running along the top edge of Oak Tree Road. However, this is probably a matter for the County Council to decide not SLDC.

Yours sincerely

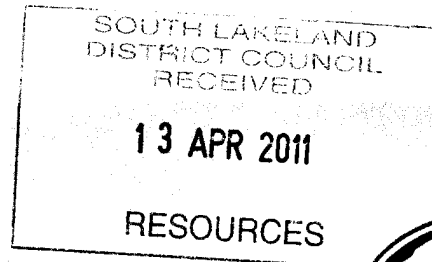
Austen Robinson
 Town Councillor - Castle Ward

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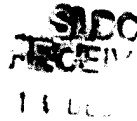
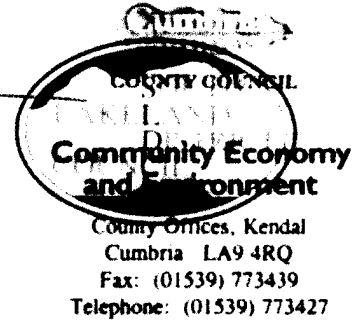
APPENDIX 4.
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Your ref: 60.12.16 RG/LCD
Our ref: MS/S1917

14 December 1999

Richard Greenwood
Head of Economy and Development
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
LA9 4DL



Dear Richard

LAND AT OAK TREE ROAD, KENDAL

Thank you for copying to me correspondence with Austen Robinson concerning the above area of land.

I assume that the land in question is that marked on the attached plan in green.

I have looked at the site and agree that the character of the land is similar to land included within the County Landscape designation to the south and east. Therefore logically it should be included within this designation.

As far as I am aware, the forthcoming review of the Structure Plan will not include a review of County Landscape boundaries

I would suggest therefore that this is examined at the next review of the Local Plan.

Yours sincerely


Mike Smith
Landscape and Countryside Officer

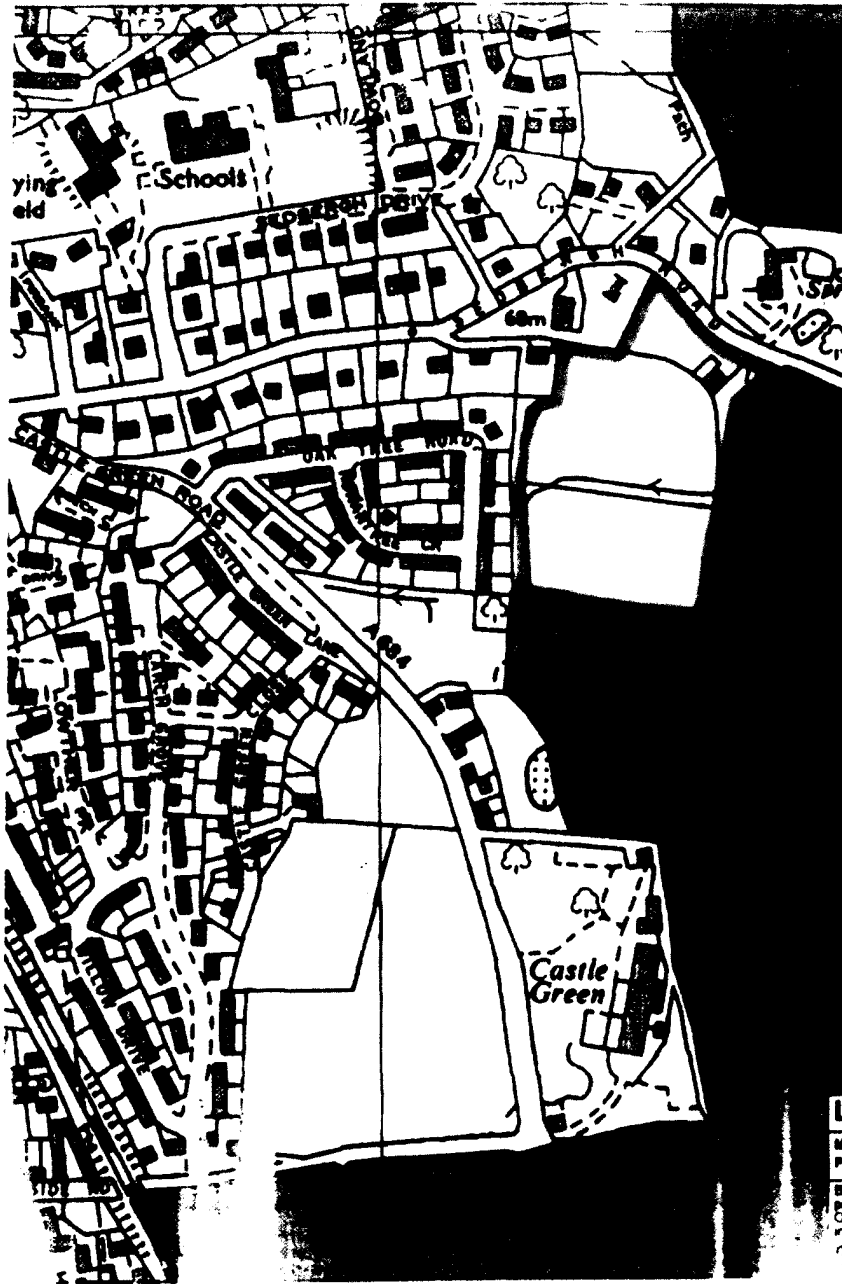


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Land at Oak Tree Road

Map at scale 1:2000
Printed by MWS 30/11/1999
Based on Ordnance Survey
permission of the
Ordnance Survey
in 1998
Copyright
1999

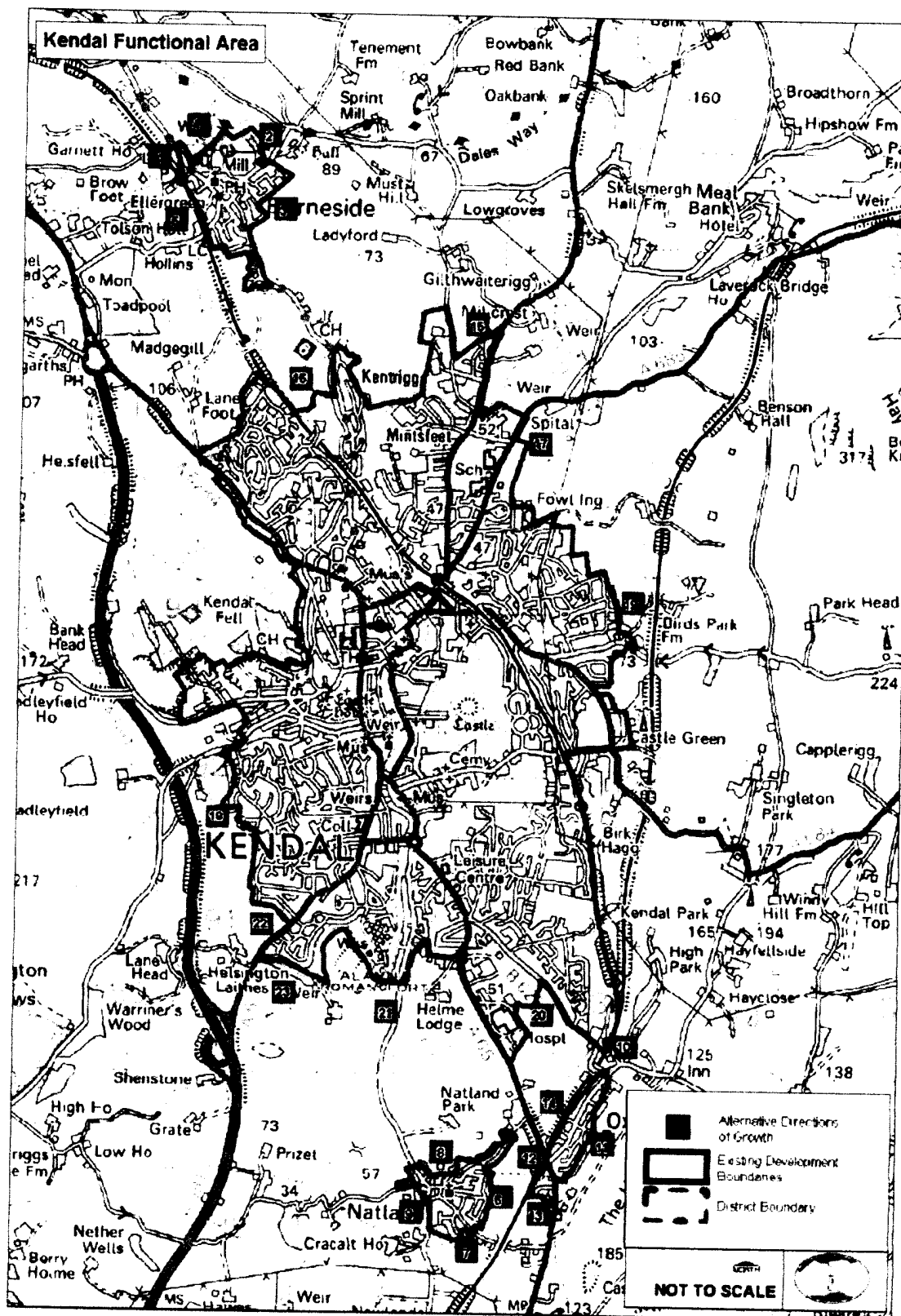


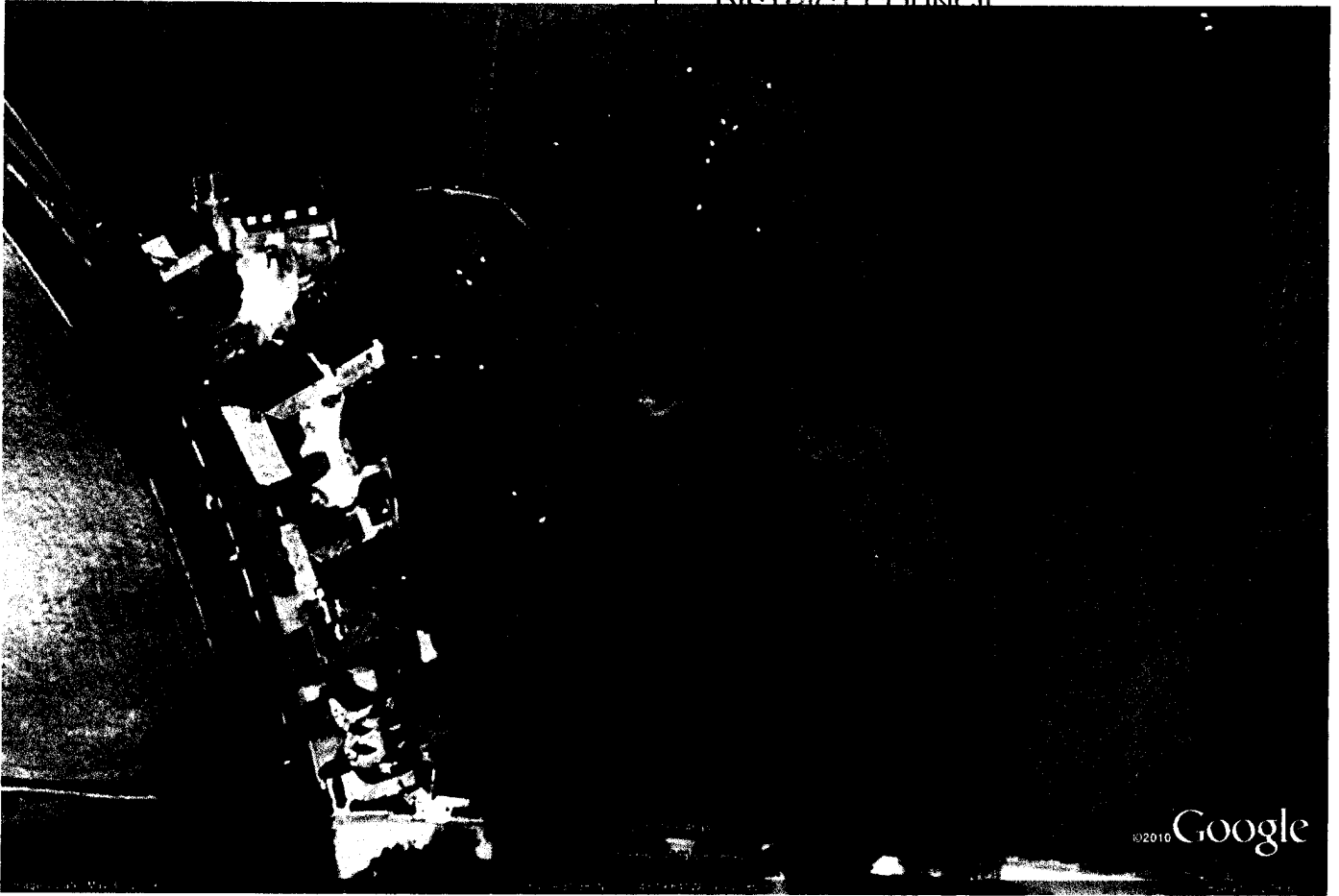
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The symbols on the map do not relate to a specific site but denote a broad location.





APPENDIX 7. 2E936

~~RESOURCES~~

~~Kendal Sedbergh Road~~ A684

Plot No 3

Plot No 3 = 634 sq yds.

Castle Green Farm

廿

Park Coffee

Kendall

2014-2015

Taken from the seeds
of 25. Oak Tree Road.

LE936

APPENDIX 8.

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Extract from the Local Plan 2006 Inset Map 49 - Kendal
(showing the Castle Green Lane Areas under consideration and correct development boundary!)

LOCAL PLAN 2006

Kendal Inset Proposals Map

September 1997

KEY

- Development boundary
- Lake District National Park boundary
- Conservation Area
- Core of Special Scientific Interest
- County Landscape Area
- Green Gap
- Protected route of the Lancaster Canal
- Land allocated for housing
- Land allocated for employment
- Important Open Space
- Land allocated for community use
- C** Community facilities
- LS** Leisure Scheme
- PF** Playing Field
- Proposed cycleway network for and off road
- Existing canalised cycletrack
- Primary Shopping Area
- Secondary Shopping Area
- Scheduled Ancient Monuments
- Land allocated for agriculture



Where no specific allocation has been made for a piece of land, the existing use will remain unchanged. Any development on these areas should be compatible with the surrounding landscape and not detract from the quality of the landscape.

Where the land is allocated for a particular use, the existing use will remain unchanged. Any development on these areas should be compatible with the surrounding landscape and not detract from the quality of the landscape.



Galpin Report

The Aim and Purpose of this Assessment

1.3 The aim of this report is to provide a local level landscape character assessment following the Countryside Agency guidelines and the recent Cumbria County toolkit for landscape character assessment.

1.4 The purpose of this assessment is to both guide conservation of the landscape and biodiversity and, related to that, contribute to the Land Allocations phase of the Local Development Framework(LDF) by identifying those areas which exhibit greater or lesser sensitivity to development. In this context the outcomes should be seen as the means by which the Councils can take "the initiative for choosing where development happens" (SLDC portfolio holder 23/01/2011).

2.22 The **sensitivity** of landscapes can be defined as the degree to which a particular landscape can accommodate change arising from development, without detrimental effects on its character. This will vary with the pattern and scale of the landscape, visual enclosure/openness of views, and distribution of visual receptors, the scope for mitigation and the value placed on the landscape.

2.24 The **capacity** is the degree to which the proposed landscape character unit is able to accommodate change without unacceptable adverse effects on its character. The capacity is likely to vary according to the type and nature of change being proposed. For the purposes of this assessment the development includes new residential and commercial development and associated infrastructure.

North of Castle Green Hotel (D3)

8.14 Key Characteristics; Rural pasture at edge of built form with pasture, ponds, stream, trees and dry stone walls.

8.15 Local Distinctiveness; Rural, small scale and enclosed views.

8.16 Views; Semi-enclosed views from within the unit and some views across.

8.17 Functionalities; Pasture, Biodiversity, Visual Amenity and Private Amenity. 2.25 The following table describes the capacity of a landscape character unit to 'hold'

8.18 Sensitivity; **Medium / High sensitivity** due to the biodiversity and rural environment.

8.19 Capacity; **limited scope for development** due to the undulating and natural land form with biodiversity values with pond, stream, trees and hedgerows.

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Ref	Area (Ha)	Units	Dependency			Desirability		
			Traffic	Hydro	Sewer	LC ID	Sens	Cap
R121M	LAND E OF CASTLE GREEN ROAD	4.92	147	X		D3	H	L

Castle Green (K3)

13.15 Key Characteristics; Elevated, mature semi natural/semi domesticated, sloping fellside, visually dominant.

13.16 Local Distinctiveness; Visually dominant above A road due to elevation, strong juxtaposition/historical connection with Castle Green Hotel buildings

13.17 Views; Woodland is skyline for this eastern section of Kendal.

13.18 Functionalities; Access, Historic Environment, Biodiversity, Recreation, Visual Amenity and Private Amenity.

13.19 Sensitivity; This woodland has a High sensitivity due to its visual amenity value and biodiversity value.

13.20 Capacity; None

APPENDIX 10

Town Council Recommendations

Landscape Character Assessment

The following recommendations arise from the evidence provided by the *Kendal Local Level Landscape Character Assessment*:

1. The Council requests SLDC to add the *Kendal Local Level Landscape Character Assessment* to the official LDF evidence base in support of Core Strategy Policy CS2₂₅ and use it to inform both the LDF process and any other planning processes throughout the lifetime of the LDF. The Council will provide GIS data for SLDC use.
2. The Council asks SLDC to not to include any sites in the Final Land Allocations DPD which fall within areas classed as High Sensitivity / Low Capacity (see *Detail by each Land Allocation site* on page 11), and instead to seek alternative sites in areas of Low Sensitivity.
3. Sites should be prioritised for development wherever possible so that lower value landscapes are developed first.

Sensitivity	Capacity					
	None	L	L/M	M	M/H	H
H						
M/H						
M						
M/L						
L						

Table 1: Landscape Sensitivity and Capacity of Sites

Broadly speaking, the top left of Table 1 represents less suitable sites for development purposes, and the bottom right more suitable sites.

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RESOURCES

THE CULVERT/STREAM IN R121.



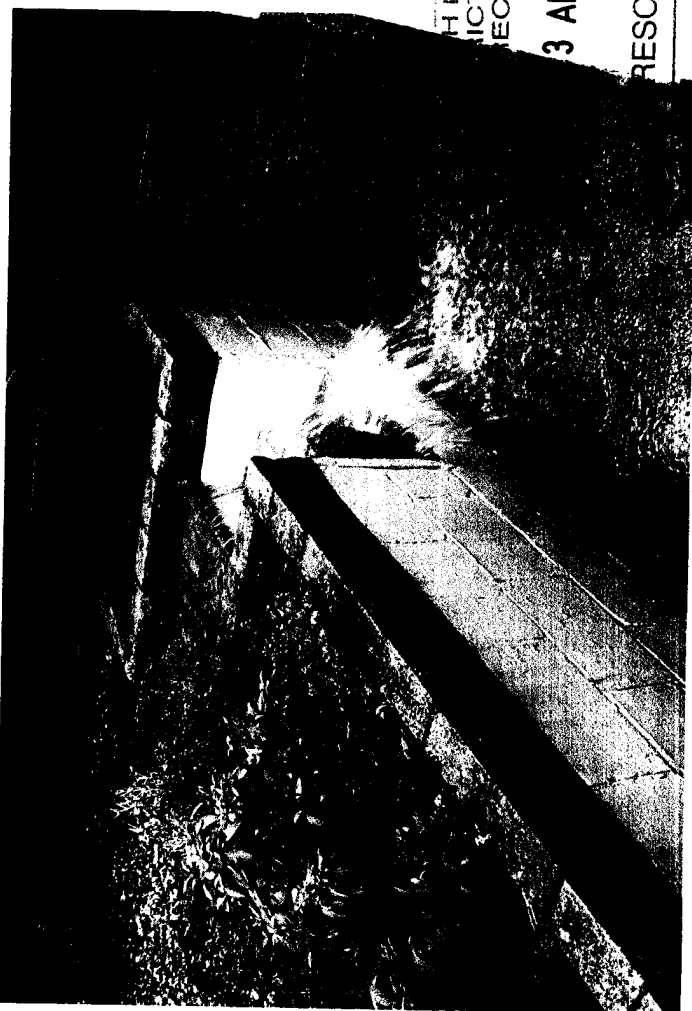
37.0AK TREE ROAD



37.0AK TREE ROAD



37.0AK TREE ROAD



H LAKELAND
DIST COUNCIL
RECEIVED
3 APR 2011
RESOURCES

R56, R1141



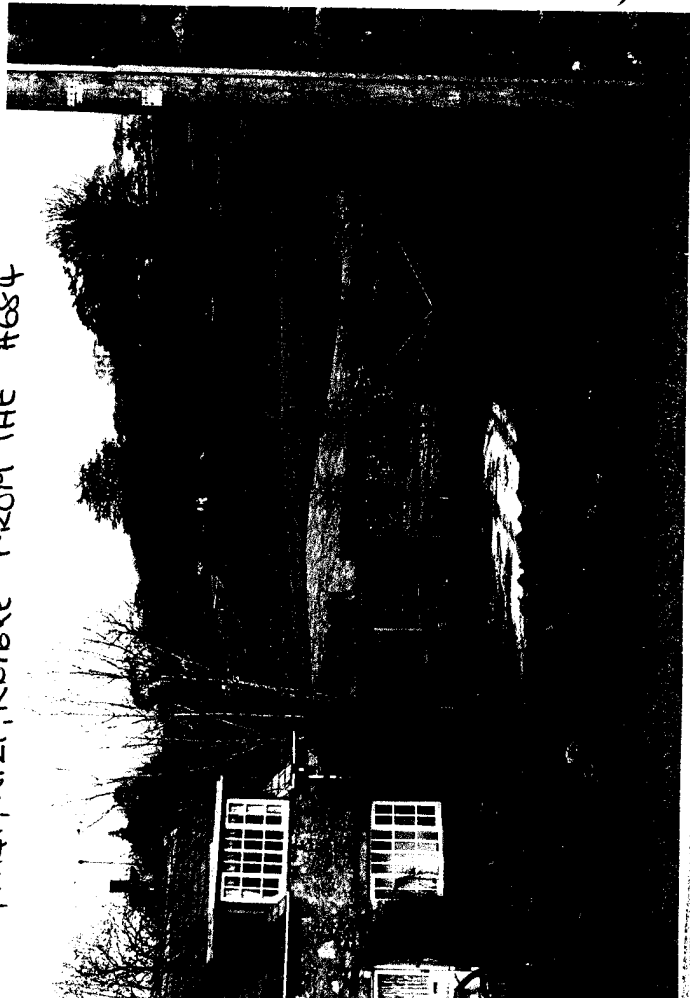
LEAFY POND AT THE BACK OF 45. OAK TREE ROAD



R56



R56, R1141, R121, R676KE FROM THE A684



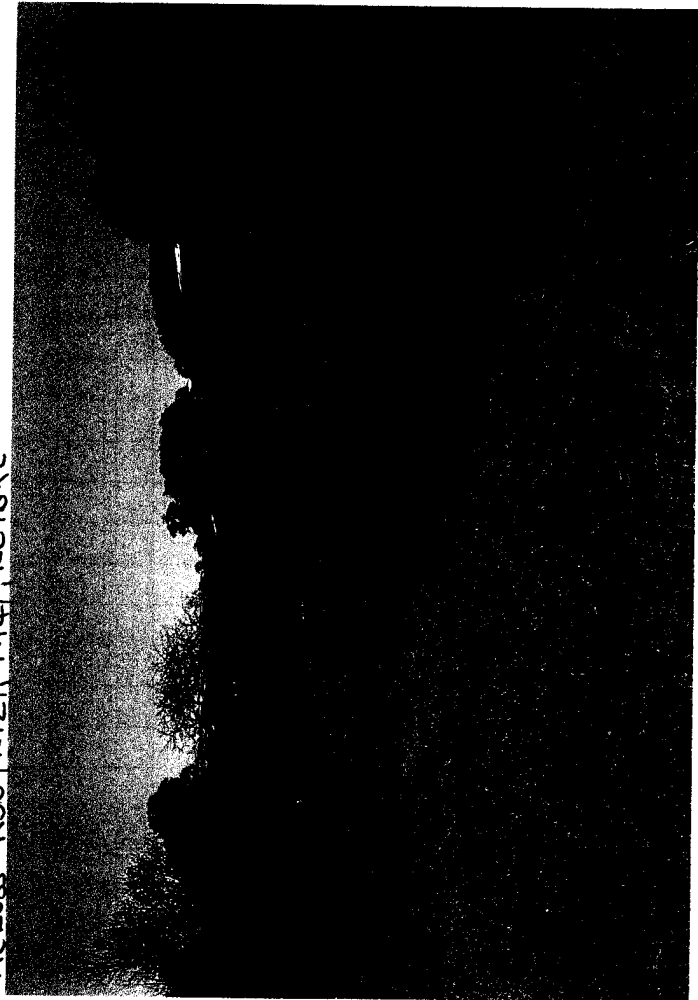
LE936

APPENDIX II (ii)

R121, R141



ACROSS R56, R121, R141, R676KE



R56



R56, R141, R121 from THE CASTLE GREEN HOTEL



L6936

APPENDIX II (iii)

RESOURCES

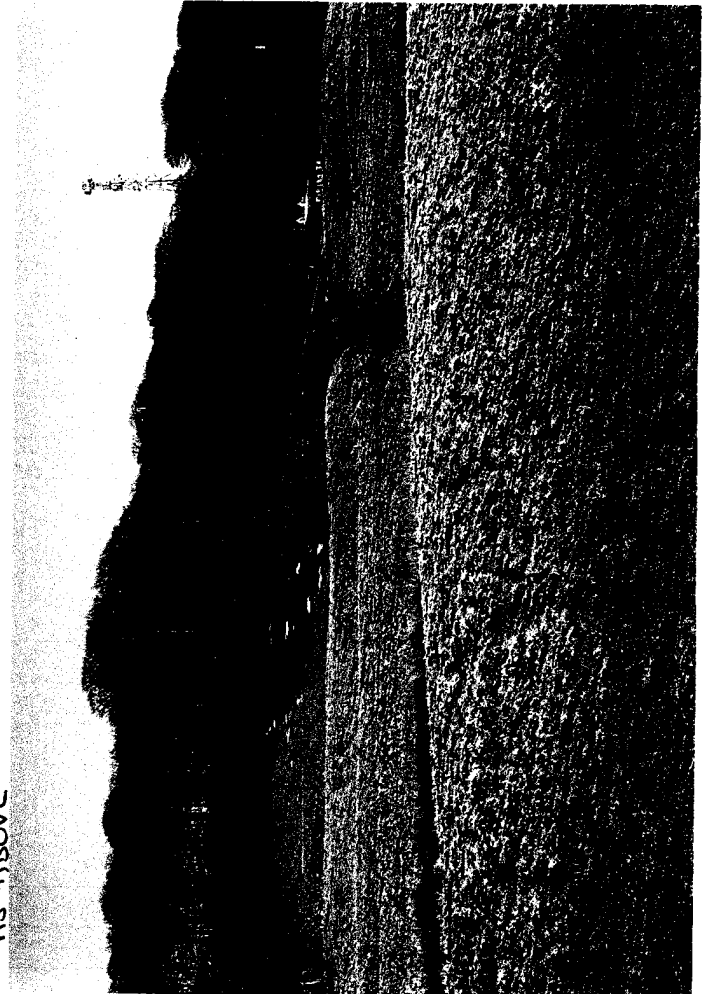
LE936

APPENDIX II (iv)

R56, R141

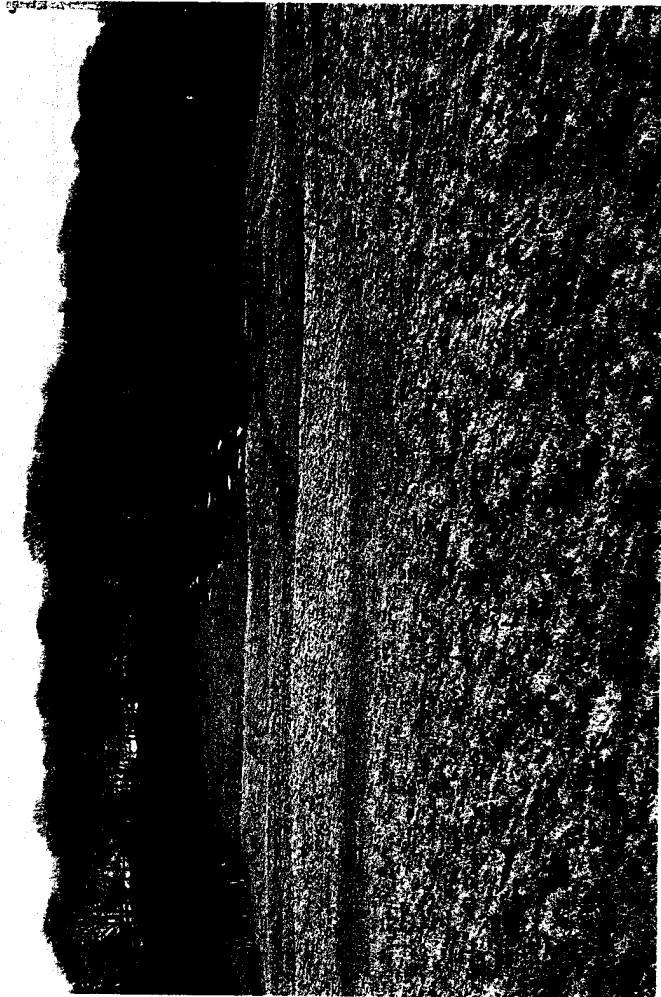


AS ABOVE

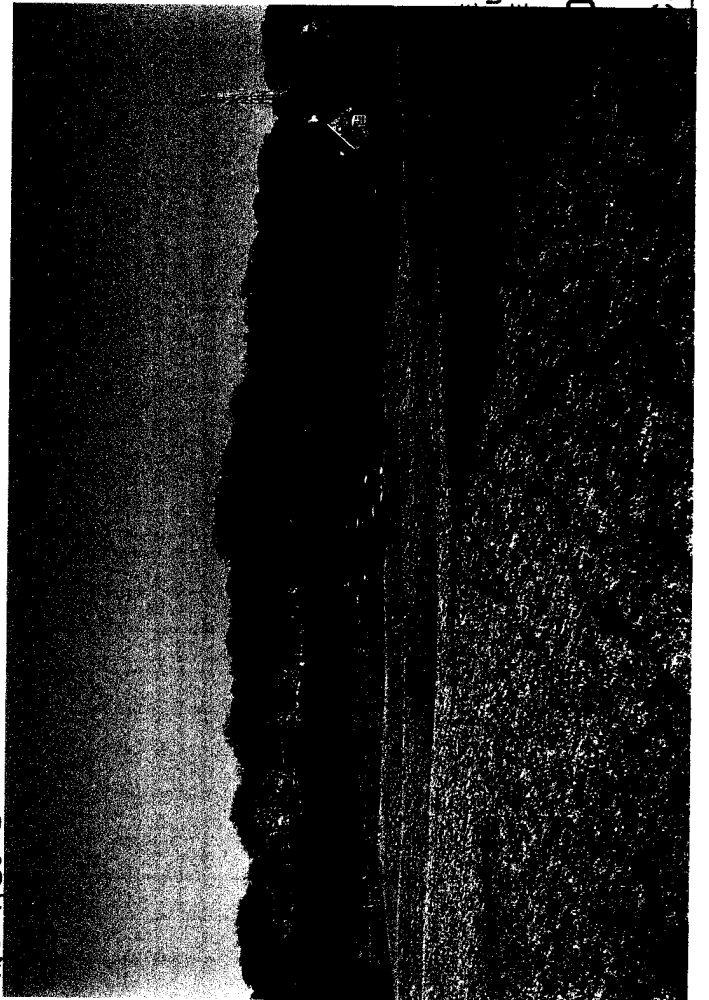


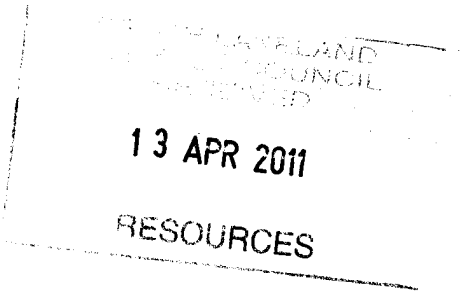
R56, R141

R56, R141



AS ABOVE





Site Access opportunities

1

Potential Vehicular Access
Site R56/R121/R677/R678/R141/

Aldrich Transport Planning Manchester

ATKINS

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SOME OF THE MAJOR CONCERNS EXPRESSED

- **The Environment Agency** – flooding July 2010
- **SLDC Environment Protection Officer** surface water and run off
- **CCC Highways** – cumulative impact needs to be looked at
- **Kendal Waste Water Treatment – United Utilities** (July 2010), no surface water to foul sewer
- **CCC Landscape of County Importance** designations
- **Previous planning appeal failed** – reasons, including important visual buffer between Oak Tree Road, Rowan Tree Crescent and the farmstead development
- **Kendal Town Council** – its initial response was to remove R56, R121, and R141 from the allocations, (cultural/historic landscape zone)
- **Atkins Report** – no mention of access from Oak Tree Road
- **National Grid – Gas Network** (July 2010) – unfeasible – major infrastructure/service investment needed
- **Town Council** – important green gap
- **CCC - R141** avoid due to scale and unrelated nature with existing settlement.....
- **SLDC - Site R141** has parkland quality, so why not remove as with R100 and R17?
- **SLDC - R141** and its close proximity to the pond in R677K (factually incorrect)
- **SLDC - the site (R56)** provides views up to the woodland beyond site R141
- **SLDC – Your own Sustainability Report** (App 3 – P140 highlights severe problems)
- **SLDC - mitigation measures required:**
 1. Structural landscaping required to offset any adverse impact to existing landscape character
 2. Any measures to off set negative impact for biodiversity
 3. Possible mitigation measures to address local and wider highways impacts
 4. Screening along east and south boundary required reducing any potential adverse landscape impact
 5. Attenuation measures in connection to surface water flooding issues. Surface water run off after development must not exceed green field run off rates and wherever possible further reduce the impact of flooding

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APPENDIX 14
RESOURCES

Site Visit

Undulating in nature and steeply sloping from west to east. Eastern part of the site includes mature woodland; potential impact on nature conservation value needs to be considered carefully. Site adjoins site R677K that contains a pond so potential impact on wildlife/biodiversity needs to be considered carefully.

Site has a parkland quality and is prominent in views from A685, providing high levels of amenity in terms of views. It merges into site R121 with no clear northern boundary. The site along with R56 currently functions as an open break in the urban built form providing a buffer between housings/cottages on A684 and Castle Green Hotel with the main urban area to

the north and west.

- The site is not directly overlooked by any properties though it is visible from properties to the west.
- There was no evidence of flooding but marshy ground to the southwest.
- Potential access from A685 via site R56. Private road to Castle Green Hotel to the south running parallel with the southern boundary.

It is suggested the NW part of the site be considered as an emerging site option for housing along with R56 and R121, the remainder on account of landscape impact should not be included.