

15th March 2011

Development Plans Manager,
SLDC
South Lakes House
Lowther Street
Kendal LA9 4DL

Dear Sirs,

SLDC Local Development Framework

I write in connection with the Local Development Framework and particularly the proposals for the village of Levens.

First of all I would like to make the point that your proposal is in direct conflict with the Village Plan. You will be aware that there was a high level of input from villagers into the plan – well over 70% of residents completed the questionnaire – and the vast majority wanted ‘limited expansion of housing stock to meet local needs’. Your proposed developments far exceed local needs.

It is accepted that there is a shortage of ‘affordable housing’ in the village and the survey conducted by the Rural Housing Trust identified the need for eleven such properties however your proposal is to build about 25 affordable homes. If survey was correct it seems to me that allowing the village to expand within its existing boundaries will more than satisfy the local need without resorting to green field site development.

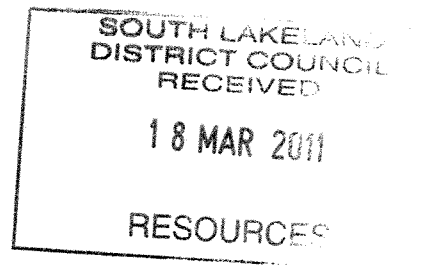
I am completely against the proposal to develop the land to the west of Brigsteer Road. I admit to having a particular interest as my property overlooks the site but that apart it has to be accepted that the view from Brigsteer Road across the valley to Whitbarrow Scar is exceptional and one of the best vistas in the area. Indeed in a previous study it was identified as a ‘Landscape of Importance to Cumbria’. Living so close to the site we see the numbers of villagers, cyclists and visitors that take in the view when entering or leaving the village and many stop to photograph the landscape.

Furthermore the swathe of green that separates the hamlets of Levens and Cotes makes the perfect foreground to appreciate the rural setting of the village when approaching from the North and North East or looking toward the village from the Lythe Valley.

The visual impact of any development on this site would be compounded due to the severe slope which would limit the ability to build affordable dwellings that by definition must have a small footprint.

If development to the level in the Development Framework is needed there are far more appropriate sites for housing. For example sites R142, R105 and R680LV on your plan (all of which have easier access to the A590) or RN121M and RN121; the former identified for business development but housing development would be far more appropriate.

Yours faithfully,





SLDC Land Allocations - Consultation on Emerging Site Options

RESPONSE FORM

Sites which might be used	Overall View			Comments
	Support	Oppose	Part Support	
R51M - Land East of Greengate Crescent (50 dwellings, Phase 2, 2015-20). - One of the SLDC "emerging options" sites.		✓		
R682LVM - Land West of Brigsteer Road (24 dwellings, Phase 3, 2020-25) - One of the SLDC "emerging options" sites.		✓		<i>Oppose this land development most strongly</i>
RN121M - Old Poultry Farm, Scar Brae, Brigsteer Road (0.47 ha. Business/Local Employment) - One of the SLDC "emerging options" sites. Also proposed for housing by Levens PC in earlier consultation response Feb. 2009.		✓		
Part of RN121 - former stables north of RN121M - brought up by parishioners in comments about the Village Plan in 2008 & proposed as housing by Levens PC in consultation response Feb. 2009. Taken together with RN121M, SLDC roughly estimate c18 dwellings.				
EN10 & EN11, Gilpin Bridge (0.62h and 0.26ha, Business, Local Employment or Storage & Distribution) - One of the SLDC "emerging options" sites.				
R71M - Land West of Hutton Lane (10 dwellings) One of the SLDC "emerging options" sites - RECENTLY CONFIRMED AS NOT AVAILABLE.		✓		<i>ie I oppose any development</i>
RN127 - Land at Southern part of village approx same size as R71M - Proposed at the Public Meeting on 28th February as a suitable site. SLDC roughly estimate c15 dwellings.				
Part of R680LV - Land North East of Levens Lane - Up to 2ha depending on how apportioned - Proposed at the Public Meeting on 28th February as a suitable site. SLDC roughly estimate up to c45 dwellings.				
RN123 - former carpet shop/warehouse in village centre - Proposed for housing by Levens PC in earlier consultation response Feb. 2009 and pictured on p10 of the Village Plan as "a matter of particular concern". SLDC roughly estimate c2 dwellings.		✓		

Housing Target	Too Many	Too Few	About Right	Comments
The Core Strategy sets a grouped housing target for Local Service Centres, including Levens rather than for individual settlements. But please let us have your views on the possible scale of development to 2025 for 74 dwellings*. Please note that 35% of the dwellings would be required to be affordable.	✓			<i>There has already been significant development in the village in the last 5 years</i>

Name S GREENHALGH

Address

Postcode

Email

Telephone

PLEASE F

RES BY WEDNESDAY 23rd MARCH