



Consultation Response Form

Your contact details

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If you are completing a paper copy of this form please use CAPITALS and BLACK INK.

Your details		Your Agent's details (if you have one)	
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This response contains pages including this one.

Please tick the box if you would like us to notify you when the Land Allocations Development Plan Document is submitted to the Secretary of State for independent examination and when it is adopted by the Council.

If you have any questions, or no longer wish to be consulted on the South Lakeland Local Development Framework, please call the Development Plans Team on tel: 01539 717490.

Completed forms can be sent to: **Development Strategy Manager**
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
LA9 4DL

Comments about suggested site allocations (and other map designations)

Please use this form to comment on emerging options and other sites as they appear on the settlement maps. **Please complete one of these sheets for every response you make.**

Which site or allocation do you wish to comment on?			
Settlement (e.g. Natland)	Map Number (e.g. 11)	Site reference number (e.g. R62)	Other designation – If you want to comment on something that doesn't have a site reference (e.g. development boundary, town centre boundary, green gap) please describe it here
Kendal	1	M35KM	
Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)			
I support in part the suggested site allocation/designation for the following use(s) Housing			
Please explain your reasons (continue on a separate sheet/expand box if necessary)			
<p>The woodland adjacent to this site allocation contains a notable tree (Tree 42203) and one veteran tree within the site Tree 59978 identified on the ancient tree hunt. Provision must be made at the outset to protect these trees from development. Veteran trees within the second stage of their life are hugely important for wildlife. PPS9 states that Aged or 'veteran' trees found outside ancient woodland are also particularly valuable for biodiversity and their loss should be avoided. Planning authorities should encourage the conservation of such trees as part of development proposals." (PPS9, 2005, paragraph 10). Notable trees are trees of local importance, or of personal significance to the individual recorder. This includes specimen trees or those considered to be potential and next generation veteran trees.</p> <p>Planning Policy Statement 9 also states "Networks of natural habitats provide a valuable resource. They can link sites of biodiversity and provide routes or stepping stones for the migration, dispersal and genetic exchange of species in the wider environment. Local authorities should aim to maintain networks by avoiding or repairing the fragmentation and isolation of natural habitats through policies in plans. Such networks should be protected from development, and, where possible, strengthened by or integrated within it. This may be done as part of a wider strategy for the protection and extension of open space and access routes such as canals and rivers, including those within urban areas."</p> <p>Protection of woodland should be ensured through the Local Development Framework at the earliest stage and incorporated into any development plans to help maintain and link biodiversity. The sites below contain woodland which will be threatened by the proposed developments. This may be through direct woodland loss or detrimental edge-effects, such as changes in microclimate (e.g. temperature, humidity, light) as a result of development, penetrate woodland. It is known that these changes can extend up to three times the canopy height in from the forest edges.</p> <p>There should be no net loss of woodland to ensure that ecological networks are maintained and enhanced. Buffer zones are therefore essential to reduce the impact of damaging edge effects and ensure that their sustainability is to be improved.</p>			

Which site or allocation do you wish to comment on?

Settlement (e.g. Natland)	Map Number (e.g. 11)	Site reference number (e.g. R62)	Other designation – If you want to comment on something that doesn't have a site reference (e.g. development boundary, town centre boundary, green gap) please describe it here
Kendal	1	EM4	Ancient woodland adjacent

Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)

I support in part **the suggested** site allocation/designation **for the following use(s)** Strategic Employment (specify).....

Please explain your reasons (continue on a separate sheet/expand box if necessary)

This site is bordered by Scroggs Wood, ancient woodland identified on the Natural England ancient woodland inventory.

Ancient woodland is, by definition, an irreplaceable natural resource and takes centuries, even millennia, to evolve. As the habitat most representative of original, natural, stable conditions, ancient woodland is home to more threatened species than any other habitat in the UK. It contains a unique assemblage of plants and animals, and has ecological, landscape, amenity, historical and cultural associations. It is an irreplaceable habitat that should be protected from adverse development impacts.

Planning Policy Statement 9 states that “The local planning authority should not grant planning permission for any development that would result in ancient woodland loss or deterioration unless the need for, and benefits of, the development in that location outweigh the loss of the woodland habitat.”

We have concerns that development adjacent to these woodlands will have a negative impact on the woodland, causing damage and potential loss. Plant and animal populations are exposed to environmental impacts (edge effects) from outside the woodland site and these external impacts are associated with the intensive use of adjacent land. Detrimental edge-effects penetrate woodland and it is known that changes in microclimate extend up to three times the canopy height in from the forest edges. Scroggs Wood is particularly vulnerable as it is a small fragment of ancient woodland meaning that the entire woodland is susceptible to these impacts.

It is therefore important to increase the cumulative core area of semi-natural habitats as a whole and we would like to see the creation of new natural habitats around existing semi-natural habitats including ancient woodland. Buffer zones around semi-natural habitats and ancient woodland in particular are therefore essential to reduce the impact of damaging edge-effects if their sustainability is to be improved.

The developments will potentially run adjacent to the woodland boundary. We therefore request that if the sites are to be allocated that sufficient buffering between the development and woodland is identified in policy at this stage to allow it to be built into any development plans. A buffer zone of at least 50 metres of semi-natural vegetation would be required to protect the woodland from the change in land use on the site.

Research has indicated that disturbance can have a significant impact on woodland. A study of 40 forest fragments in Delaware, USA, found that human effects penetrate a considerable distance into woodland from exterior edges. Heavy recreation and disposal of garden or household waste caused 95 per cent of local damage in the first 82m from the woodland edge.¹ There were also important interactions with other factors, for example, campsites, vandalised trees, and firewood gathering were negatively correlated with distance to the nearest road. In the absence of roads, penetration by recent dumping was reduced from 82 to 16m. Several forms of effect were clustered near houses (discarded Christmas trees, dumping of grass clippings and hacked trees), and footpaths (hacked trees, grass piles, pruned limbs, tree-houses, and woodpiles). This research suggests that small, or narrow, ancient woodland fragments are particularly at risk, such as Scroggs Wood, as these disturbance effects may occur across most or all of the woodland area.

Which site or allocation do you wish to comment on?

Settlement (e.g. Natland)	Map Number (e.g. 11)	Site reference number (e.g. R62)	Other designation – If you want to comment on something that doesn't have a site reference (e.g. development boundary, town centre boundary, green gap) please describe it here
Storth and Sandside	13	M638sM	Ancient woodland adjacent

Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)

I support in part **the suggested** site allocation/designation **for the following use(s)** Strategic Employment (specify).....

Please explain your reasons (continue on a separate sheet/expand box if necessary)

¹ Matlack, G. R. (1993) Sociological edge effects - spatial-distribution of human impact in suburban forest fragments. *Environmental Management*, **17**, pp. 829-835.

This site is bordered by Wray Wood, ancient woodland identified on the Natural England ancient woodland inventory.

Ancient woodland is, by definition, an irreplaceable natural resource and takes centuries, even millennia, to evolve. As the habitat most representative of original, natural, stable conditions, ancient woodland is home to more threatened species than any other habitat in the UK. It contains a unique assemblage of plants and animals, and has ecological, landscape, amenity, historical and cultural associations. It is an irreplaceable habitat that should be protected from adverse development impacts.

Planning Policy Statement 9 states that “The local planning authority should not grant planning permission for any development that would result in ancient woodland loss or deterioration unless the need for, and benefits of, the development in that location outweigh the loss of the woodland habitat.”

We have concerns that development adjacent to these woodlands will have a negative impact on the woodland, causing damage and potential loss. Plant and animal populations are exposed to environmental impacts (edge effects) from outside the woodland site and these external impacts are associated with the intensive use of adjacent land. Detrimental edge-effects penetrate woodland and it is known that changes in microclimate extend up to three times the canopy height in from the forest edges.

It is therefore important to increase the cumulative core area of semi-natural habitats as a whole and we would like to see the creation of new natural habitats around existing semi-natural habitats including ancient woodland. Buffer zones around semi-natural habitats and ancient woodland in particular are therefore essential to reduce the impact of damaging edge-effects if their sustainability is to be improved.

The developments will potentially run adjacent to the woodland boundary. We therefore request that if the sites are to be allocated that sufficient buffering between the development and woodland is identified in policy at this stage to allow it to be built into any development plans. A buffer zone of at least 50 metres of semi-natural vegetation would be required to protect the woodland from the change in land use on the site.

Research has indicated that disturbance can have a significant impact on woodland. A study of 40 forest fragments in Delaware, USA, found that human effects penetrate a considerable distance into woodland from exterior edges. Heavy recreation and disposal of garden or household waste caused 95 per cent of local damage in the first 82m from the woodland edge.² There were also important interactions with other factors, for example, campsites, vandalised trees, and firewood gathering were negatively correlated with distance to the nearest road. In the absence of roads, penetration by recent dumping was reduced from 82 to 16m. Several forms of effect were clustered near houses (discarded Christmas trees, dumping of grass clippings and hacked trees), and footpaths (hacked trees, grass piles, pruned limbs, tree-houses, and woodpiles). This research suggests that small, or narrow, ancient woodland fragments are particularly at risk, as these disturbance effects may occur across most or all of the woodland area.

² Matlack, G. R. (1993) Sociological edge effects - spatial-distribution of human impact in suburban forest fragments. *Environmental Management*, 17, pp. 829-835.

Settlement (e.g. Natland)	Map Number (e.g. 11)	Site reference number (e.g. R62)	Other designation – If you want to comment on something that doesn't have a site reference (e.g. development boundary, town centre boundary, green gap) please describe it here
North of Kendal	28	RN7	

Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)

I support in part **the suggested** site allocation/designation **for the following use(s)** Housing (specify).....

Please explain your reasons (continue on a separate sheet/expand box if necessary)

Site RN7 contains a notable tree ([Tree 59989](#)) identified by the Ancient Tree hunt. Provision must be made at the outset to protect this tree from development. Notable trees are trees of local importance, or of personal significance to the individual recorder. This includes specimen trees or those considered to be potential and next generation veteran trees. Veteran trees within the second stage of their life are hugely important for wildlife. PPS9 states that Aged or 'veteran' trees found outside ancient woodland are also particularly valuable for biodiversity and their loss should be avoided. Planning authorities should encourage the conservation of such trees as part of development proposals." (PPS9, 2005, paragraph 10).

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Cartmel	33	R112	

Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)

I support in part **the suggested** site allocation/designation **for the following use(s)** Strategic Employment (specify).....

Please explain your reasons (continue on a separate sheet/expand box if necessary)

This site is bordered by Hesketh Wood, ancient woodland identified on the Natural England ancient woodland inventory.

Ancient woodland is, by definition, an irreplaceable natural resource and takes centuries, even millennia, to evolve. As the habitat most representative of original, natural, stable conditions, ancient woodland is home to more threatened species than any other habitat in the UK. It contains a unique assemblage of plants and animals, and has ecological, landscape, amenity, historical and cultural associations. It is an irreplaceable habitat that should be protected from adverse development impacts.

Planning Policy Statement 9 states that “The local planning authority should not grant planning permission for any development that would result in ancient woodland loss or deterioration unless the need for, and benefits of, the development in that location outweigh the loss of the woodland habitat.”

We have concerns that development adjacent to these woodlands will have a negative impact on the woodland, causing damage and potential loss. Plant and animal populations are exposed to environmental impacts (edge effects) from outside the woodland site and these external impacts are associated with the intensive use of adjacent land. Detrimental edge-effects penetrate woodland and it is known that changes in microclimate extend up to three times the canopy height in from the forest edges.

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Research has indicated that disturbance can have a significant impact on woodland. A study of 40 forest fragments in Delaware, USA, found that human effects penetrate a considerable distance

into woodland from exterior edges. Heavy recreation and disposal of garden or household waste caused 95 per cent of local damage in the first 82m from the woodland edge.³ There were also important interactions with other factors, for example, campsites, vandalised trees, and firewood gathering were negatively correlated with distance to the nearest road. In the absence of roads, penetration by recent dumping was reduced from 82 to 16m. Several forms of effect were clustered near houses (discarded Christmas trees, dumping of grass clippings and hacked trees), and footpaths (hacked trees, grass piles, pruned limbs, tree-houses, and woodpiles). This research suggests that small, or narrow, ancient woodland fragments are particularly at risk as these disturbance effects may occur across most or all of the woodland area.

How to suggest sites which do not appear on the maps

If you want to suggest a site that does not appear on the maps **please provide a map** with the site outlined in red. Please state the uses which you propose allocating the site for and explain your reasoning. Also, please include the name of the landowner if known.



³ Matlack, G. R. (1993) Sociological edge effects - spatial-distribution of human impact in suburban forest fragments. *Environmental Management*, **17**, pp. 829-835.

Comments about community facilities in your area

New development can provide benefits to communities through enabling the delivery of improved or new community facilities (for example, play areas, allotments, green space, car parks, traffic management, pedestrian and cycle links, health and education facilities and community centres etc).

Do you think that your area needs new or improved community facilities?

If so, what sort of facilities and where?

Please explain the types of improved and/or new community facilities you feel your community may need in the next 15 years (continue on a separate sheet/expand box if necessary).

Comments about the documents and approach

Please respond here if you have any comments to make about the documents and approach. Please indicate the name of the document, page number, paragraph number or policy reference (where applicable) by ticking the appropriate box.

Please complete one of these sheets for each specific comment you want to make on each document.

Which document do you wish to comment on? (tick one)

Land Allocations Document* <input type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Scoping Report <input type="checkbox"/>	Retail Topic Paper <input type="checkbox"/>	Settlement Fact File (which?) <input type="text"/>	Other (please specify)** <input type="text"/>
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What part of this document do you wish to comment on?

Page:		Paragraph no:		Policy: (where applicable)	
Do you support or oppose this part of the document?					
I support /do not support/support in part this part of the document.					
Please explain your reasons (continue on a separate sheet/expand box if necessary)					

* Note the Land Allocations Document is the main document that includes the emerging site options and maps. It also includes proposals for open space and employment land designation, town centre and retail boundaries, green gaps and development boundaries.

** Other documents include the Interim Consultation Statement, Appropriate Assessment Screening Report and the South Lakeland Gypsies, Travellers and Show People Accommodation Study (Final Draft).

Thank you for your views and suggestions. Electronic copies of the form can be downloaded from www.southlakeland.gov.uk/landallocations