



Burneside Neighbourhood Plan responses

This report is a combined record of all responses received regarding the Neighbourhood Plan. It is in two parts, part 1 contains comments relating to specific sites. Part 2 contains copies of signed mail.

Part one - Specific site responses

Note, abusive, personal and un related comments to a Neighbourhood Plan are not reported

22 negative identical comments are not reported as they are not relevant to a NP.

CHURCH CAR PARK (strongly recommended)

Type

Mixed residential / commercial

Area

0.10 ha.

Houses

ca. 5 houses including a flat above a shop

Retail

40 m² retail area

Source

Steering Group

Owner

James Cropper plc

Score

8

Consultant's Summary

Church Car Park is a brownfield site located in Burneside towards the centre of the village without any policy constraints to development. It is in a prominent location and its general appearance as a rather run-down parking area adds little in the way of positive benefits to local character.

- 1. The site provides an opportunity to make the most effective use of previously developed land. It is envisaged that it could provide for 5 dwellings and given the site's central and prominent location, there may be potential for retail or commercial use in addition, subject to viability. Any development would need to demonstrate high quality design and make the most of a site, the development of which would have a significant influence on the appearance of the village.**

- So where will all the cars park? Surely off-road parking not ideal, with increased traffic due to more housing**

- Where will the Church car park be?
- How many houses
- NO – this is the heart of the village, GRASS!
- Someone forgot to include the large gas main running across the car park. Refused planning on this basis previously
- Car park for church goers
- Where is parking for church to be? Particularly for weddings. Funerals already a problem
- The church car park is a valued asset for access to the village
- Type of houses? Does the village need these parking for church?
- Where will church goers park
- Do not lose car park in village
- Do not lose car park in village
-

PLAYGROUND (NOT RECOMMENDED)

Type

Residential

Area

0.17 ha.

Houses

ca. 6 houses

Retail

Source

Steering Group

Owner

Anglers Inn Trust

Score

-3

Consultant's Summary

The Playground is located in Burneside towards the centre of the village and is designated Public Open Space and consequently is afforded a level of protection from development. It is in a prominent location and whilst it is well maintained and tidy, the presence of a wooden fence combined with the site's raised height above the road means that it does not make as significant a positive contribution to local character as might be expected from a centrally located play area.

The Playground, due to its prominent location and amenity value, is a very sensitive site. The Playground would need to be replaced in an equivalent, easy to reach and prominent location and any replacement development would need to demonstrate design of the highest quality – such that local character would be enhanced. It must be noted that, whilst not insurmountable, this is a significant hurdle, given that the Playground contributes openness and greenery.

- Little enough facilities for the children. A lot of work put in and is well used. Why put houses there?
- Where do you want the small children to play

ENGINE SHEDS (STRONGLY RECOMMENDED)

Type
Residential
Area
0.36 ha.
Houses
ca. 15 houses
Retail
Source
Steering Group
Owner
James Cropper plc

Score

1

Consultant's Summary

The Engine Sheds site is a small private amenity area comprising a small sports pitch and a building on the former Engine Sheds site. Whilst brownfield, the site is designated as Amenity Open Space in the development plan. Policy LA1.10 requires that the green infrastructure significance be safeguarded or enhanced by development. However, it is noted that there may be minimal evidence of any such significance and a new designation would need to demonstrate that green infrastructure significance is not harmed – and would therefore need to focus on appropriate landscaping.

The site is “tucked away” within a largely residential area, although is bordered to the west by the railway and the north west by commercial buildings. The site presents an open aspect to houses along St Oswalds View. Subject to taking the above comments into account, the site provides an opportunity to make the most effective use of previously developed land. Given its surroundings, ensuring high quality design and landscaping would be of crucial importance.

- Re-develop old youth club in multi shops (like café, new Spar shop, bike shop etc).
- Was under the impression there was a covenant on the land that this land is for community use. It should be an area used by the community. More houses would crowd our quiet street
- I believe these were given to the youth of the village & the youth renovated these in the late 60's to use as youth club
- Can remove the youth club but keep the land. This will reduce house prices further
- Decent village pub with function room & kids area needed.
- Got a club and pub
- Decent village pub with function room & kids area needed.
- Got a club and pub
-

STATION YARD (STRONGLY RECOMMENDED)

Type
Mixed residential / commercial
Area

0.31 ha.

Houses

ca. 10 houses

Retail

Source

Steering Group

Owner

Ellergreen Estate (tbc)

Score

8

Consultant's Summary

Station Yard is a brownfield site located in Burneside adjacent to the railway line and is without any policy constraints to development. It is in a relatively “tucked away” location, but is adjacent to the railway halt, providing some potential. Its general appearance adds little in the way of positive benefits to local character.

The site provides an opportunity to make the most effective use of previously developed land. It is envisaged that it could provide for both houses and commercial development, possibly taking advantage of the rail halt. There is a good opportunity for a high quality new development to enhance the appearance of this part of the village.

- How many properties?
- Not needed Not wanted

MELMORE GARDENS (STRONGLY RECOMMENDED)

Type

Residential

Area

0.15 ha.

Houses

ca. 5 houses

Retail

Source

Steering Group

Owner

James Cropper plc

Score

5

Consultant's Summary

Melmore Gardens comprise land of small paddock-like appearance, fully surrounded by development, within the village. The site is largely hidden away off the private access road to the rail halt. There are mature trees to part of the site, which provide for an attractive backdrop. The general green and open nature of the site has some biodiversity benefits, although it is noted that overall contribution to local character is reduced due to the largely hidden nature of the site.

The site provides an opportunity to make efficient use of land within the village. Together with Station Yard, the site presents potential to enliven the area around the rail halt, to the wider benefit of the village – presenting a transformational opportunity. Any development would need to demonstrate high quality design and landscaping – grasping the potential to make this an attractive new part of the village.

- Only 5 on this site when area is 1.05ha, whereas a site 0.54ha has 20 houses on it. Let us have low cost not luxury
- Melmore & Willink extending both Bowston and Burneside towards each other. Need to keep separate

GOWAN LEA (NOT RECOMMENDED)

Type

Residential

Area

0.51 ha.

Houses

ca. 20 houses

Retail

Source

Steering Group

Owner

Impact Housing

Score

-3

Consultant's Summary

Gowan Lea comprises flats and car parking in Burneside. It is a modern development. Prospects for replacement appear very remote and there is no evidence that any such proposal would be viable.

If your going to build on the school grounds, old peoples home (Gowan Lea). Children's play ground. What about the church and graveyard?

SCHOOL (NOT RECOMMENDED)

- **SCHOOL SHOULD NOT MOVE!** Good central site
- Why? It's a good school
- **SCHOOL C** Why ruin a lovely village. Building on a well used playground is pathetic (site 2). Site 7 Why, it's a good school. Where will church goers park. No longer a village called Burneside it will be part of Kendal
-

CORNER (not recommended)

No comments

STEELES ROW (NOT RECOMMENDED)

Type

Commercial

Area

0.16 ha.
Houses
Retail
Source
Steering Group
Owner
Progress Housing

Score
-3

Consultant's Summary

Existing properties within the flood zone.
Viability issues.

No comments

BEHIND CHURCHYARD (NOT RECOMMENDED)

Type
Industrial
Area
0.17 ha. (but majority of site is a public highway/bus route)
Houses
Retail
Source
Steering Group
Owner
Part private, part public highway

Score

-6

Consultant's Summary

This site largely comprises a public highway/bus route adjacent to the river. It includes a small area of open space, part of which is within the functional flood plain. The majority of the road is within the functional flood plain.

The site has no development potential and there is no evidence to the contrary.

No comments

ROGER ROW (STRONGLY RECOMMENDED)

Type
Commercial
Area
0.50 ha.
Houses
Retail

Source
Steering Group
Owner
Part James Cropper plc, part public highway

Score
9

Consultant's Summary

Roger Row is a brownfield site located in Burneside, adjacent to the factory. It includes an attractive row of mill houses and car parking. The houses have heritage value. Part of the site is constrained by flood risk.

The site provides an opportunity to make the most effective use of previously developed land. It is envisaged that it could provide for commercial use. This could be wide-ranging, with scope to increase footfall/visitors and viability of the village. The row of mill houses adds significantly to the character of the site and village and may be incorporated into any proposal.

- Car parking for Mill workers req. Already spilling into village
- Is this going to be a 'Neto'

SETTLING TANKS FRONTAGE (RECOMMENDED TOGETHER WITH HALL PARK NW)

Type
Mixed residential / commercial

Area
0.54 ha.

Houses
ca. 25 houses

Retail
Source
Steering Group
Owner
James Cropper plc

Score
4

Consultant's Summary

The settling tanks site is located in Burneside, although it is largely hidden away behind trees and planting. The site is brownfield and sits within Flood Zone 2.

The site provides an opportunity to make the most effective use of previously developed land. It is envisaged that it could provide for around 25 dwellings. Subject to addressing flood constraints, the site presents an opportunity for new housing within a green and leafy setting.

- How many

HALL PARK NW (RECOMMENDED)

Type
Residential

Area
0.17 ha.
Houses
ca. 6 houses
Retail
Source
Steering Group
Owner
South Lakes Housing
Score-2

Consultant's Summary

Hall Park North West comprises amenity land adjacent to housing. Whilst planted and maintained, it is notable that the site is not fronted by houses, but is simply located side-on to blank gable ends. Consequently, it provides little in the way of amenity space and is largely hidden away from view. This leads it to appear as leftover land between housing and industrial land, a factor emphasised by the site's topography, as it slopes away from the adjacent housing.

Subject to addressing the topography, the site presents an interesting opportunity for residential development.

- With no Green areas left-except on the outskirts we will be like the inner sites!!!
- This required for kids to play, don't fill up with houses. Designated play area
- It's a nice bit of grass

SETTLING TANKS (STRONGLY RECOMMENDED)

Type
Mixed residential / commercial

Area
0.54 ha.

Houses
ca. 25 houses

Retail
Source

Steering Group
Owner

James Cropper plc

Score

4

Consultant's Summary

The settling tanks site is located in Burneside, although it is largely hidden away behind trees and planting. The site is brownfield and sits within Flood Zone 2.

The site provides an opportunity to make the most effective use of previously developed land. It is envisaged that it could provide for around 25 dwellings. Subject to addressing flood constraints, the site presents an opportunity for new housing within a green and leafy setting.

- Again Flood issue Remember Dec 2015 Also contamination issues

HALL PARK EXT. SE+ (NOT RECOMMENDED)

Type

Residential

Area

1.13 ha.

Houses

ca. 33 houses

Retail

Source

Steering Group

Owner

Ellergreen Estate

Score

-3

Consultant's Summary

Hall Park SE Plus comprises an extension to the Hall Park site allocated in the SLDC development plan. It is a greenfield site beyond the south east of Burneside village.

The site provides an opportunity to extend an existing allocation. However, It would inevitably extend further into open countryside in a location where there are few definitive, visible boundaries. As a consequence, the proposed extension set would extend out into open countryside in a somewhat incongruous manner. This might be mitigated to some degree through landscaping and design, but it would be difficult to prevent significant harm to the local landscape.

- Narrowstrip NE of Hall Park (road?) Subject to surface flooding (see post – flood report by EA) Ancient sycamore endangered by any building
- Access road for Hall Park extension. This is very bad news for the area. The road will enter/exit the lane on a corner and a few yards from the brow of a hill. The prosed should be rejected on safety grounds, unless a major re-alignment of the existing lane is undertaken
- don't agree with access onto the allocated on Hall Partk. It's dangerous. Brow of hill and narrowest part
-

NORTH OF MILL (RECOMMENDED)

Type

Commercial or Residential

Area

0.86 ha.

Houses

ca. 25 houses (if Residential)

Retail

Source

Steering Group

Owner

James Cropper plc

Score

2

Consultant's Summary

North of Mill is a greenfield site extending from the north east edge of Burneside. To a considerable degree, the site is seen within the context of the Mill, although it is situated within part of a large open field. To some degree, the site shares characteristics with the allocated commercial land to the east of the Mill. However, it is some considerable distance away from the nearest residential development and consequently, the creation of a housing site in this location would appear incongruous. There is no evidence of a need for an additional commercial allocation to that already in the development plan. As a possible residential site, land North of Mill would be far more difficult to justify than the sites along Bowston Road, to the north west of Burneside.

- Don't want industrial development on good farm land. No requirement for houses either or
- What sort of housing? Why needed? (land behind mill)

BOWLING GREEN (STRONGLY RECOMMENDED)

Type

Residential

Area

0.17 ha.

Houses

ca. 6 houses

Retail

Source

Steering Group

Owner

Anglers Inn Trust

Score

3

Consultant's Summary

The Bowling Green is located in Burneside, adjacent to the Willink Field residential allocation in the SLDC development plan. It comprises a bowling green set between housing and the railway line. It is allocated within Policy LA1.11 of the development plan and consequently, if the site was to be developed, an equivalent alternative facility would need to be provided elsewhere.

The site provides an opportunity to provide an extension to development resulting from the Willink Field allocation in the development plan.

- Why less houses on some areas than others – we are all entitled to a fair size garden for privacy
- Building on the bowling green is A STUPID IDEA
- WHY BUILD ON THE BOWLING GREEN?!

BEHIND HOLME HOUSES (NOT RECOMMENDED)

Type

Residential

Area

0.22 ha.

Houses

ca. 4 houses

Retail

Source

Steering Group

Owner

?

Score

-3

Consultant's Summary

Behind Holme Houses is a greenfield site located towards the north of Burneside, adjacent to, but outside, the settlement. It is situated between a ribbon development of housing alongside the main road through the village and the river, but lies outside the flood zone. There is a field access linking the site directly to the main road.

The site provides an opportunity to provide a small housing site in a “tucked away” position at the edge of the village. Any development would need to demonstrate high quality design with particular regard to existing residential amenity.

- NO GREEN FIELD WOULD HAVE NO ACCESS WILDLIFE WOULD SUFFER
- Against. Sewerage system can't cope and land on Winter Lane prone to flooding. This will push water into Holme Houses existing dwellings
- River erosion problems and the river boundary. Access issues

NB . The Bowston Road or Winter Lane sites (SE/SW/NE/NW have comments that are duplicated. Most are consistent in their responses. I have tried to keep comments to each site where possible.

BOWSTON ROAD SW - WINTER LANE (RECOMMENDED)

Type

Residential

Area

0.76 ha.

Houses

ca. 25

Retail

Source

Steering Group

Owner

Ellergreen Estate

Score

-2

Consultant's Summary

Bowston Road SW is a greenfield site located adjacent to, but beyond, Burneside's north west boundary. It adjoins Willink Field beyond a country lane to the south and could be considered a northern extension of the village beyond that development plan allocation. The site, together with the following three sites (20-22, below) lies within a flat, natural valley between two low escarpments and to some degree, this provides potential for an extension to Burneside that fits with the historical pattern of development within the wide river valley. The site lies outside the flood zone.

The site provides an opportunity for an urban extension to the north. It would involve development in the countryside and would, consequently, involve harm to landscape character. Consequently, development of the site should demonstrate that it brings about such significant benefits as to outweigh harm. It is not clear what these benefits would comprise. If the Steering Group were to seek to progress this (and the other Bowston Road sites), a clear strategy based around community benefits would need to be demonstrated.

- Probably best area for housing (19 & 20)
- Against extending village towards Bowston. Area floods and sewer not capable (19-22)
- Sewers back up now-can't cope with any more houses (19/20/22)
- This will give the impression of one 'super village'-merging Bowston & Burneside-increased traffic, water run off & light pollution (19-20)
- Don't want any development along the Winter Lane Closing the gap between Burneside and Bowston
- Green Space between Bowston & Burneside needs to be protected
- Floods. Gas main

BOWSTON ROAD NW - WINTER LANE (RECOMMENDED)

Type

Residential

Area

0.76 ha.

Houses

ca. 25

Retail

Source

Steering Group

Owner

Ellergreen Estate

Score

-2

Consultant's Summary

Bowston Road SW is a greenfield site located adjacent to, but beyond, Burneside's north west boundary. It adjoins Willink Field beyond a country lane to the south and could be considered a northern extension of the village beyond that development plan allocation. The site, together with the following three sites (20-22, below) lies within a flat, natural valley between two low escarpments and to some degree, this provides potential for an extension to Burneside that fits with the historical pattern of development within the wide river valley. The site lies outside the flood zone.

The site provides an opportunity for an urban extension to the north. It would involve development in the countryside and would, consequently, involve harm to landscape character. Consequently, development of the site should demonstrate that it brings about such significant benefits as to outweigh harm. It is not clear what these benefits would comprise. If the Steering Group were to seek to progress this (and the other Bowston Road sites), a clear strategy based around community benefits would need to be demonstrated.

See comments above and below

Ruining the best farmland

- Is the gap between Bowston Road NE/NW for an'Kendal Bypass?'
- This required for kids to play, don't fill up with houses. Designated play area
- Floods. Gas main
-

BOWSTON ROAD SE – WINTER LANE (RECOMMENDED)

Type

Residential

Area

0.84 ha.

Houses

ca. 20 houses

Retail

Source

Call for Sites

Owner

Ellergreen Estate (tbc)

Score 1

Consultant's Summary

Bowston SE adjoins the SE boundary of the small settlement of Bowston, next to the brewery site. The site comprises open countryside and falls away from the main road to the River Kent. The site is widely visible in the landscape and development would appear relatively prominently.

There would be an impact on local character, whereby a green, open and spacious site would be replaced by significant built form. The southern boundary to the site may be difficult to contain as it extends into further open countryside.

- Encroachment/infill of Bowston & Burneside Not wanted (sites 22 & 21)
- Ruining the best fields and taking the best productive farmland
- Floods

WINTER LANE NE (AKA BOWSTON ROAD NE)

Type
Residential

Area
0.46 ha.

Houses
ca. 13

Retail
Source

Steering Group

Owner
Ellergreen Estate

Score

-2

Consultant's Summary

See Sites 19-21 above.

It is noted that, together, the four Bowston Road sites could provide for around 88 dwellings (at c40 dwellings/hectare). This has the potential to create significant funding for community benefits, due to the scale of development, albeit, as set out, the benefits of this would need to be balanced against harm by way of development in the countryside.

- No development along Winter Lane
- Good site as increased traffic will not impact village core
- Why build so many along Winter Lane?
- Presently usable Farmland-affecting farming community why build here? What type houses?
- Gas main in/floods (sites 19,20, 21 & 22)
- Floods
-

CARLING STEPS CORNER

Type
Residential

Area
0.64 ha.

Houses
ca. 25 houses

Retail
Source

Steering Group

Owner
Ellergreen Estate

Score

-11

Consultant's Summary

Carling Steps Corner is a greenfield site adjacent to, but outside, the south east of Burneside. Half of the site falls within the Flood Zone, with some of that land within Flood Zone 3a, with a high probability of flooding.

Whilst the site has residential development to two sides, there is no apparent access other than agricultural access a considerable distance to the south. Consequently, development of the site would require the construction of a long road within the countryside, or the demolition of existing housing. This is a major additional constraint.

- Flooding and access to the back field & Churchill Court?
- Access dangerous. Loss of fields Natural beauty. Road size unrealistic for cars etc.
- Part of this site is within The Flood Area and would increase flooding to the local properties
- NO Risk of flooding. Unsuitable access. Spoils green area

FOOTBALL GROUND (NOT RECOMMENDED)

No comments

HOUSEMAN TENEMENT (NOT RECOMMENDED)

HOUSEMAN TENEMENT FARM (COMBINED NE/SW)

Type

Residential

Area

1.45 ha.

Houses

ca. 18 houses

Retail

Source

Call for Sites

Owner

Frederick Bland

Score

-6

Consultant's Summary

The site is some considerable distance from Burneside in a relatively isolated countryside location. The access is relatively poor, comprising a narrow lane. The site is located on a prominent hillside and development would be likely to appear incongruous in its countryside surroundings.

There would be a major impact on local character, whereby a green, open and spacious site would be replaced by significant built form. These factors would be contrary to national and local policy and would require justification.

combined sites

- Development in open countryside with inadequate road infrastructure

CARLING HILL (RECOMMENDED)

Type

Residential

Area

0.33 ha.

Houses

ca. 8 houses

Retail

Source

Call for Sites

Owner

Peter Ellis

Score

0

Consultant's Summary

Carling Hill is immediately adjacent to the southern entrance to Burneside village from Kendal. As a consequence, development of the site would encroach on the gap between the two settlements. The site is relatively small, so the encroachment would be minimal. There is an existing field gate which also provides for a public right of way. The footpath adjacent to the main road, leading to Kendal, ends adjacent to this gate and whilst not insurmountable, this raises an issue that would need to be addressed in terms of access/highway safety.

As implied by the name, part of the site is raised above the level of the road. As a consequence, development would appear prominently in the landscape when seen from the south and it is likely that there would be a significant impact on local character, whereby a green, open and spacious site would be replaced by built form. However, there is an opportunity to provide an appropriate access and the site is in a location that would be very attractive to potential residents.

- Designation of Green Space gap. Access road to site is on bad corner
- I live at Carling Hill on the downslope side of site 26. Development would ruin the light and aspect of my property as Carling Hill is dug into the hillside already. Many thanks. Peter Waite-Shores
- Unsuitable site especially as fall off drainage water to houses below-especially in Carlingdale where flooding took place 2 years ago & residents were severely flooded & moved out of their homes. Encroaches on Green Belt. Dangerous access to Burneside Road
- No requirement. Eye sore & dangerous access
- Risk of flooding to Carlingdale. dangerous access from road. loss of fields
- Water already runs through gateway when it rains. Also green gap between Burneside & Kendal
- Definitely no more building here 1) need to preserve green gap between Kendal & Burneside 2) run off from field already send to flooding on main road and breaks garden walls
- 1) Makes Kendal nearer to B'side 2) Access problems 3) Drainage problems 4) Spoils landscape/environment
- What about the green gap? Road & gardens regularly flood in this whole sector
- This site is one with a '0' score! Please discount it

- Very dangerous access onto road. Risk of run-off flooding houses in Carlingdale. HUGE visual impact approaching village because of elevated position. Also way above neighbouring houses
- Too near to Kendal
- No – dangerous access from road. Risk of flooding to residents of Carlingdale. Spoils farmland
- Essential not to allow any encroachment on GREEN GAP between Burneside & Kendal
- more building will increase risk of flooding in Carlingdale area
- Access onto main road at Carlingdale will be dangerous
-

BOWSTON SW (RECOMMENDED)

Type

Residential

Area

1.29 ha.

Houses

ca. 32 houses

Retail

Source

Call for Sites

Owner

Ellergreen Estate (tbc)

Score

4

Consultant's Summary

Bowston SW adjoins the SW boundary of the small settlement of Bowston. The site appears ore self-contained than the Bowston SE site and is less prominent in views, due largely to the differing topography and the presence of woodland.

There would be an impact on local character, whereby a green, open and spacious site would be replaced by significant built form. The self-contained nature of the site provides significant scope for good design to mitigate harmful impacts.

- The green belt between Bowston and Burneside should not be developed. Both building sites flood badly
- I am against the plans to build maybe 60 or more houses in Bowston. It is a hamlet and would be ruined by so many houses
- Huge concern about the narrowing gap between Burneside and Bowston. Also about mixed development for Bowston. Only housing for such a small settlement
- Too many houses planed, this would double the size of Bowston (27 & 28)
- Don't want any mixed development in this area. Must prove a requirement from the residents of Bowston, not parish council
- Should remain a green belt/gap (meadowland) between hamlet of Bowston and village of Burneside
- Do not mean development between Burneside & Bowston. Important issues: SSSS! River Kent, subject to flooding, inadequate sewerage provision for further housing development, of any size (Bowston SE & SW no development)
- Need to keep the Green Space between Bowston & Burneside (28 & 28)
- Currently usable farmland. Wht do we need housing there|? Who assessed village needs?

- Bowston should remain a hamlet. Remove both Bowston SE & SW from the plan (Bowston SE & SW)
- Floods. Gas Main
- Important issues are: Proximity to SSSi River Kent, so concerns about building.mixed use. There should be a policy to maintain 'green gap' fully from Bowston-Burneside-Cowan Head-Bowston along both sides of River Kent
- RUINING THE BEST FARMLAND!
- Important issues are: Proximity to SSSi River Kent, so concerns about building.mixed use. There should be a policy to maintain 'green gap' fully from Bowston-Burneside-Cowan Head-Bowston along both sides of River Kent
- RUINING THE BEST FARMLAND!
-

BOWSTON SE (RECOMMENDED)

- Remain green field site. Was taken out of SLDC by parish council
- Lack of public transport. Flooding. Sewerage system inadequate. Loss of green belt to Burneside
- Far too many houses for such a small settlement!
- Too many houses for such a small hamlet as Bowston
- No ore houses at Bowston
- Not wanted – small quiet hamlet. Moved here for that reason. Keep it same or would move away!
- Strongly against as this is extending the village & could lead to merger of Bowston & Burneside
- What about main gas pipe and flood area
- Remain a green gap. Meadowland between hamlet of Bowston & village of Burneside
- No public transport. Sewerage system inadequate
- Keep green gap between Burneside & Bowston
- No information given
- Encroachment towards Burneside

COMMENTS ON WILLINK FIELD (already allocated under SLDC Local Plan)

- This was left in trust to the village-wrong to sell this field. This field floods also
- Again flood issues
- No floods
- Nothing in the village has been heard about the development on Willink Field which was left in perpetuity to the village
- Strongly against building on Willink Field due to flooding & fact that this given to the village for their use
- Make enclosed area for football, basketball etc. for young people to use on Willink Field. They currently have nowhere
- Totally object left to village in will. Floods andmains sewerage
- I thought Willink Field was gifted to the village?
- Strongly against. Gifted to village for recreation. Floods regularly. If built on will push flood water onto Holme House and cause flooding

Burneside Neighbourhood Plan responses

Part two - letters and emails

Response from G Marvin

Carlinrise

Burneside

LA9 6PN

CC: Parish Cllrs

Dear Mr Price,

A number of local issues have arisen over the last few months which I would wish to be put before the Parish Council for consideration.

Re: Call for additional sites; Burneside neighbourhood Plan.

I was recently in contact with representatives of the P.C. Traffic Management Sub-Committee over a matter of drainage from a field at the rear of Carlinrise causing problems on the highway, especially over the winter period (you may have seen some of the discussion on local web-sites).

During these talks I chanced to find out that this field has once again been put forward as a possible site for future development. This was a surprise as when previous land allocations issues have arisen, the P.C. have always adopted a cautious approach to over development. I attach the 2011 P.C. Response to SLDC re: the Proposed Land Allocations for Burneside in the LDP and draw your attention to paras 2.7; 2.8; & 3.4.

At the time of the SLDC Land Allocations, the P.C. made representations to the Inspector along those lines, but reluctantly accepted that there would have to be provision for some development on the sites finally agreed by the SLDC & the Inspector. So the call for further sites by the Neighbourhood Plan seems unusual.

In relation to the specific field in question (behind Carling Hil, Carlinrise , & No.1 Carlingdale) I remind the Council of the following points:

1. The area between Kendal & Burneside is a Green Gap. Parish Council Minute 15/146 reads:

Green gap between Burneside and Kendal:

It was agreed to write to Mark Shipman at SLDC, with copy to Kendal Town Council, asking that a mechanism should be put in place to ensure the 'green gap' between Burneside and Kendal is preserved.

The P.C. also responded similarly to the SLDC Preferred Options (P.O.11 attached) defending the gap against the proposals to extend the Kendal Development line in the SLDC L.D.P.

2. The Survey in preparation for the Neighbourhood Plan Q.3 produced this response:

How important is it to you that Burneside Village remains physically separate from Kendal and the existing green belt preserved

RESPONSE- 93% Agreed that the preservation of the Gap (not a Green Belt) was important, (79% Strongly agreed)

3. The Survey in preparation for the Neighbourhood Plan Q.4 :

Any future developments, not already in the Local Land Allocation Plan, should Brown areas be considered before considering Green areas ?

RESPONSE- 93.98 % Agreed that development priority be on Brown Field sites

4. I attach an Extract from the SLDC policy re: Green Gaps.... this makes a number of points, in particular.....

Avoiding Coalescence

It is considered important that the district's towns and villages should maintain their distinct and separate characters, and that key gaps are retained to prevent eventual coalescence. The Structure Plan states in Policy 14 that "Development will not normally be permitted which would result in an unacceptable reduction in the separation of towns and their surrounding settlements".

Note that development of this field would also be an extension of the current building development line for Burneside.

5. South Lakeland Local Development Framework Land Allocations Development Plan Document refers to the Gap....

- Green Gaps Kendal – Burneside

It is proposed to modify the existing Green Gap between Burneside and Kendal through the emerging development option at R170M. It is considered that the identity of Burneside and Kendal would not be lost if the land at R170M to the north of Laurel Gardens was not protected.

However, it is important to retain a significant Green Gap between Kendal and Burneside particularly at the point where the topography rises to the north of site R170M.

The revised Green Gap is shown on the mapping for the emerging site options for allocation. The full appraisal of the existing Kendal / Burneside Green Gap is given in Appendix 5 of this fact file.

The SLDC Core Strategy emphasises this

3.52 The area strategy supports the retention of green gaps. The Core Strategy includes a core policy on green gaps (CS8.2). The precise extent of green gaps will be considered in the Allocations of Land DPD.

The individual characters of settlements have been protected through the retention and protection of a network of green gaps.

.....and goes on to state it will

CS5 • Designate (as required) a series of green gaps to prevent the coalescence of individual settlements and thereby protect their individual character and setting.

Protect the network of green infrastructure and important environmental characteristics and,

Ensure that new development safeguards and enhances the natural environment – notably the AONB and international designations within the area, and supports habitat creation.

6. The Site is part of a drumlin field, The Todds. Cumbria Landscape Character Guidance (CLCG) describes following characteristics;

- Drumlins mainly covered in pastoral fields, divided by well managed hedges. Limestone walls bound fields in higher parts and around villages. Strong patchwork of fields forms distinctive pattern crossing up and down drumlins. Small woods, orchard and hedgerow trees abundant around Kendal.
- Combination of drumlin landforms overlain by geometric net of fields gives landscape strong identity.
- Series of contrasts from enclosed sheltered hollows

Referring to CS1.1 – Sustainable Development Principles I point out item 2.....

1. Opportunities must be taken to mitigate against and adapt to climate change including addressing flood risk, improving waste management, improving air quality, strengthening ecosystem services to enhance resilience of the natural environment, minimizing the use of non-renewable resources and increasing the proportion of energy derived from renewables or other more sustainable options;
2. It is vital to protect the countryside for its intrinsic beauty, diversity and natural resources and also for its ecological, geological, cultural and historical, economic, agricultural, recreational and social value;
3. There is a need to take account of and enhance landscape character and features particularly the AONB and coastal areas. The area's role as a setting for and gateway to the Lake District and Yorkshire Dales National Parks should be developed

Finally, you may be aware that there are Covenants in place with the National Trust, and others, as referred to in deeds posted with the Land Registry.....

.HEREBY COVENANTS with the National Trust that the restricted lands and every part thereof shall at all times hereafter be subject to the stipulations and restrictions contained in the Second Schedule hereto PROVIDED ALWAYS that if any dispute or difference shall arise between the said Edwin Ellis or any of his successors in title and the National Trust as to the construction or effect of the said stipulations and restrictions or any of them the same shall in default of agreement be referred to a single arbitrator to be appointed at the option of the National Trust either by the President for the time being of the Royal Institute of British Architects or by the President for the time being of the Royal Society of Arts or by any Advisory Panel appointed or recognised by the Local Town Planning Authority and this shall be deemed to be a submission to arbitration within the Arbitration Acts 1889 to 1934 the provisions whereof shall apply so far as applicable...

I trust these points will be put before the full P.C. for consideration before the field in question goes forward to the next stage of the N.P.

M.G. Marvin

Response from J Harrison

Commentary on the March 2017 Nigel McGurk draft report on site assessments from Jenny Harrison, (BPC Councillor /Traffic Management Advisory Group to PC, and member of Neighbourhood Plan (NP) Steering Group)

Background: Summary of work done to date by the Planning Group for the Traffic Transport and Movement Theme for the NP.

1. Feb 2016. Paper from Jenny Harrison for the Consultant preparing the draft of a Neighbourhood Plan from JH on behalf of TMAG

Key issues raised included:

- o Speeds, volumes and types of traffic through the village. Arguments were raised in favour of supporting better access to Mill to the north and west of the Mill sites and other commercial enterprises in the area via a Northern Relief Road rather than using the East West C roads through our village. HGVs pose particular problems on our winding and narrow through route.
- o Safety for all road users – pedestrians, cyclists, vehicle drivers – must be a focus of the NP. Enhancement of the National Cycle Route through the village to improved links with other cycle networks would bring more visitors to the centre and focus on sustainable ways of encouraging people to move about. It also focuses on other forms of transport in addition to car users and the

consequent problems of parking in the area. Encouraging sharing and use of a variety of forms of public transport should be part of the NP.

o Lack of safe pedestrian footways in the area. The NP should take account of providing constructive ideas particularly away from the village centre.

o Road Signage. Further steps are needed to build on what has already been achieved by TMAG. Children need further protection and drivers need to be warned on all roads in the vicinity of the school and play/sports grounds.

o Car Parking needs attention, for all proposed residential, commercial and leisure activities in the area. HGV parking particularly when making an overnight stop in a public area needs supporting particularly in residential areas.

o Animal movement and farm vehicles. The needs of our rural economy must feature strongly in the NP. Rural businesses need to conduct their on village roads and access points in order to work efficiently and safely.

o Photographs to highlight some of the serious issues on our roads are now lodged on our parish council web site:
www.burneside.net

2. Community consultation, Workshop, 24 June 2016.

‘Traffic and Transport’ issues generated 1.5 pages of bullet points including:

better use of train and buses, cycle routes and cycling generally, movement of pedestrians, traffic calming measures, use of car clubs, improving highway safety (Incl. HGVs), consideration of a Northern Relief Road, residential developments with adequate off-road parking, deterrents to rat running by drivers, improved road surfaces and footways, adequate parking provision for any future expansion, work with other areas for improved connectivity on public transport, good access for all to Burneside station, pedestrianised areas, better publicity for the 42 miles of footpaths and bridleways in the parish.

Traffic and Transport was therefore identified as a key theme in the emerging Neighbourhood Plan.

3. Traffic Transport and Movement Policy Paper for discussion by Planning Group. Produced by the Theme group, 7 September 2016: SG members, Jenny Harrison, John McCurdie, Steve O’Connell and Patrick Willink.

o Burneside should become a traffic or ‘movement’ destination for all forms of traffic and not just a traffic short-cut or rat-run.

o Identify realistic levels and types of road traffic that all new developments including housing and commercial businesses are likely to generate.

o New developments in Burneside should not cause an increasing car or vehicle parking burden.

o Sustainable forms of integrated transport systems and movement should be maximised.

o Improvements to the ‘entry experience’ of all visitors and residents are needed.

4. Community Drop-In, 24 September 2016.

‘Traffic and Transport’ generated a page of bullet points including:

traffic issues on Hollins Lane, start with ‘roads’ as they should come first, limited parking, northern bypass essential to protect the village, more passing places on local roads, make the train station an asset, improve cycle provision in the area, signage to commercial sites ...

5. Theme group ‘Walkabout’, 8 October 2016.

Stewart Menzies accompanied member of the Theme group and a resume of 20 points was produced. Creative thinking included:

encouraging Burneside to be the starting point for walking and rambles, for canoeing on the Kent, for better pedestrian connections in the existing and proposed developments, pedestrianizing the area to the rear of the church and by the riverside, siting a raised walkway to assist in the development of the proposed Heritage Centre near the Mill, leaving the station where it is and providing better access for users, including buses, taxi and limited parking in part of the Willink Field, provision of more Mill parking on its site, freeing up spaces in the village centre for a range of developments.

6. Steering Group meetings about possible Land Allocations, 10 Oct and

18 Oct 2016.

7. Neighbourhood Planning Group meetings about proposed Land allocations and draft policies (N. McGurk), 14th November 2016, Steering Group 22nd November 2016, 13th December 2016

o All subsequent work has been entirely on the ‘methodology’ to assess potential sites. Draft Policy for ‘Traffic, Transport and Movement’ has not been discussed any further. Nor have policies developed relating to Sporting and Recreational facilities or to issues of Sustainability.

Recommendations (NMc) included:

I. A potential site for the Museum and Visitor Centre should be identified.

II. Sports and Leisure Facilities need the identification of facilities and their possible consolidation.

o Draft Policy for Traffic and Transport appears at the end of the list (section 7) in the document from NMc, dated November 2016. It currently consists of four areas:

I. New and better footpaths (footways?) and cycle ways

II. HGV parking

III. Car Parking

IV. Boosting public transport.

Many of the earlier ideas and recommendations appear to have been ignored. It is unclear why this is so. Further inclusion of some key TTM pointers are needed.

JH wrote to NMc, 22nd December 2016 to provide him with a response from the Theme Group on Traffic, Transport and Movement. This response highlights the need for Traffic Policy development in relation to:

I. Roads (infrastructure) and pedestrian safety

II. Developing an integrated transport system

III. Identifying the village centre and what is making it important.

IV. The possibility of strengthening the notion of Burneside as a Regional Sports and Recreation destination.

o This now needs wider circulation to the SG and PG and others, to enhance the discussion of these four points.

o Issues arising with regard to the assessment of potential sites need to take account of Sporting and Recreational Facilities and Sustainability. Decisions about ‘best sites’ may involve moving facilities to a particular site e.g. Bowston Road NE (site 22) and hence I responded to the assessments on this basis and appended my rationale where necessary.

o I responded with assessments of a number of sites in the centre and to the north of the village in particular (1st February 2017).

Jenny Harrison: Feedback and comments on the Draft 1, Site Assessments,

by NMc (Dec 2016/Jan 2017)

Response from Peter Ashby (resident of Bowston) – Received on 30/4/17, before the consultation period.

1, Kent Bank,

Bowston,

Kendal,

Cumbria

LA8 9HD

30th April 2017

Dear Councillor,

Proposed Neighbourhood Plan Allocations

I would be grateful if you could take the time to consider the matters I raise prior to your decision to put the land allocations proposed out to public consultation.

1 Inadequate Public Awareness of the Plan Process

1.1 Public involvement in the plan process has been largely limited to a very general drop in session. No public consensus has therefore emerged over any shared vision for the parish.

1.2 A Parish Council leaflet advising residents of the Neighbourhood Plan was produced; it stated that policies in the Neighbourhood Plan “could not conflict with the Strategic Policies in the Local Plan” As a retired Town Planner I was comforted that Bowston would continue to be protected by these policies, I imagine others thought similarly.

1.3 Despite registering to be kept fully informed at an early stage I heard nothing until someone told me that there was to be a consultation exercise involving a 50 plus houses in Bowston - nearly doubling its size!! How many others who registered their interest will have similarly been kept in the dark?

1.4 There has been no plan for the public to consider other than a set of principles to which everyone can subscribe. No evidence has been put forward to justify the precise future housing needs (or need for other developments) in the parish and hence the requirement for the allocations. To date there is no published context against which to assess the allocations and the likely development of the sites has been inadequately detailed.

2 Site Allocations

2.1 The analysis of the potential allocations as detailed in the consultant’s report is based on scored criteria. I am concerned about the process by which these criteria were chosen and scored. Different criteria properly recognizing the concerns of residents could have resulted in different sites being prioritized.

2.2 Likely “public support” has been scored on the basis of a very small sample of residents, for example, in the case of the Bowston sites, it is contrary to the Parish Council’s written position in 2011, which details a high level of opposition to the development of Bowston SW. In my view the scores cannot be justified.

2.3 The principle of sustainable development seems to have been inadequately weighted and the importance of the development of land within or adjacent to the settlement of Burneside with its shops and services is not sufficiently recognized. A 2014 survey of residents found a strong desire to have development on brownfield sites. Also the preservation of the “green belt” (sic) was considered important although whether this just related to the Kendal – Burneside gap is open to speculation.

2.4 There is no recognition of compliance or otherwise with existing Local Plan policy despite the reference to it in earlier publicity. It now seems to count for nothing despite the fact that many will assume that any protection afforded will be maintained.

3 The Green Gap between Bowston and Burneside

3.1 Maintenance of the Green Gap between Kendal and Burneside is scored but there is no recognition of

the importance of the green gap between Burneside and Bowston when both were afforded importance in the Parish Council's view on the Local Plan consultation in 2011 which detailed the high level of opposition. Both areas are protected by the Local Plan Open Land policy.

Burneside Parish Council Response to SLDC consultation on the Land Allocations Document April 2011 states at para 3.4

"There must be no coalescence between the settlements (Bowston, Burneside, Kendal), and the Green Gap must be preserved to ensure that individual settlements are kept distinct and maintain their individual character".

3.2 Why has the Parish Council changed its stance on this matter without Public Consultation and why has it abandoned the interests of those residents who live in Bowston. The Plan must be shared by all and the wishes of the residents of Bowston recognized.

4 Inadequate Time Has Been Allowed for Consideration of the Draft Allocations

4.1 The consultant's final report on the allocations to be advertised will not have been available for sufficient time to allow for scrutiny prior to its consideration by the Parish Council and inadequate time has been allowed for residents to comment on the proposed allocations, site selection criteria or any reasoning for them prior to the preparation of the draft Plan. To date there is too little in the public domain to allow for informed comment to be made on the need for and likely development of the allocations.

5 The Bowston Sites

5.1 On the basis of the available evidence I can find no demonstrable reason for putting these sites forward in preference to ones within or adjacent to Burneside other than because there is a willing landowner and because their development may thereby generate a financial return for the Parish for as yet unspecified benefits elsewhere.

6 The Decision Making Process.

6.1 I am concerned that the decisions made by the Parish Council should reflect best practice thereby ensuring that any conflicts of interest are properly declared.

I shall make more site specific comments in due course.

Yours faithfully

Peter Ashby MCD

Response from L Bingham

Dear Tony

When the local plan was discussed a few years ago the Parish Council sent out a Questionnaire in the newsletter asking who was in need of housing in the parish, the numbers were small. Would it not be a good idea to do the same again before anything is decided. Also what is the point of more houses in Bowston when we have no bus service and a very small sewage plant which will be even more overloaded when the Brewery starts catering for large numbers! Regards Liz Bingham

Response from H Meek

Response from Heather Meek, by email on 19 May 2017, from the NP website

Which site ? :

Hall Park Extension / Hall Park Extension SE / Hall Park Extension NW

Please tell us your views here, be concise & to the point:

Hall Park Extension / Hall Park Extension SE / Hall Park Extension NW 1. Flooding would be an issue. The

floods of 2015 covered some of this proposed area. 2. 1.Drainage – in the floods of 2015 our garden flooded due to back up of sewerage system. We could put a non-return valve in but that just compounds flooding for everyone else along the row of our houses. 2. The drains along our row do block every so often. I don't think adding more houses to this system would help. 3. Would our current drains be improved? 4. The land drains around the garages flood even if a small amount of water is put down as they are usually blocked or have not been put in correctly. 3. Parking – in our particular area of Hall Park, parking is a nightmare. There are 8 houses that have to share 3 official parking spots. On average each house has 2 cars mainly due to working in a remote area away from public transport or having to transport tools etc. It causes issues between neighbours and visitors. Having garages full of nothing or empty does not help. Even if the garages were for sole use of cars I do not believe it would help – they need to be knocked down. Parking would need to be improved before anymore houses were built as this would only compound the problem. Personally I contacted the council to ask if I could use the back of my property to access it as a drive at cost to me but it was refused – this would have helped massively in the parking issues we have in our area. Should there be houses built here would they consult current home owners in any parking needs to try to rectify those when designing the new housing layout – I think this is very important as current home owners who have lived here a long time feel their needs/thoughts are not being listened to and are being pushed out of the village almost. 4. Social housing - I feel this would need to be carefully thought about i.e. what type and who would be living there. Currently some of the hall park flat cause issues. There is shouting/swearing on daily basis, parents shout at kids like they are a piece of shit – with more social housing are we just going to get the same and end up with something like parts of Hallgarth in Kendal. Not to sound like a snob but it would be nice to be in my house and not listen to the daily onslaught of bad language/arguing and cars revving their engines to impress people. Would there be a management system for any flats that may be built or more presence by the police? 5. The settling tanks often stink – would you really want to build more houses next to something that sticks so badly? Often know as the 'Burneside stink' – would anyone buy a house next to it? 6. Road safety – speed bumps or other traffic calming measures should be considered if only to slow the racing drivers down. 7. Current issues such as leaning, soon to be dangerous trees and trees that have become too tall and are a danger to houses should they be damaged in a storm are not being dealt with and I feel this needs to be dealt with first. 8. If you walk around Hall Park there are many maintenance issues/damaged garages/ road surfaces etc... its almost like hall park is forgotten about – can we not get these issues attended to first before more building takes place – again it feels like current home owners and the estate around us are/is being failed and forgotten about. 9. Traffic going out of the village past Hall Park drives very fast and there is no footpath on parts. On new street/new road. This road would not be able to cope with the extra traffic of so many new homes needing to use the road on top of the current residents and the usual traffic short cutting Kendal. Once the bridge is open it will only get worse. What would the plan be for controlling speed of traffic and lessening large vehicles on that road? The access area for Hall park extension is in a particularly dangerous and narrow area which can get very congested. The enclosed footpath along new road is a good idea however not everyone can walk along it for example if you have a reactive dog (which a lot of people do) it's not possible to walk it in such an enclosed area passed another dog and so you have to walk along the road – traffic calming ideally would extend along to the junction to the back road to Bowston to protect walkers (the enclosed path along new road is full of dog poo anyway so not that pleasant to walk along and not a good welcome for dales way walkers) I am not opposed to more houses but I would like to know that current home owners would not be pushed out by not being asked about issues and having those issues dealt with. I moved to Burneside because it is quiet – do people just want an extension of Kendal to happen? BOWSTON ROAD NW/NE/ BOWSTON SW/SE Traffic calming measures would need to be put in place to ensure the safety of residents – not many people stick to the speed limit along here.

Received by email via website on 22/5/17

From a local resident

Hello,

I was sorry I wasn't able to make it to the meeting at the Bryce, but I have looked at the plans and I believe there is going to be a road at the back of my house and an industrial site across the lane from me. Top of Hall Park.

Obviously i don't want either of them to happen but know i have no choice.

David asked me why I am nervous. To answer him, I am a widow and live alone the thought of all the work that will be done outside my home makes me feel terribly insecure. All the workmen it will involve and noise. Then when the industrial site is finished, its security again, will there be more police officers around the village?

Subject:

The vision

Message:

At the moment i look out over Potters Fell and lovely landscape,. Why does Burneside need a industrial site building there? Why? This is a small village. Why turn it into industry. I am going to be afraid of my security with all that on my door step. As for 15 year plan. It will fly by. The years dont mean anything. By the way i cannot see my typing very well, very faint. A nervous neighbour.

Response from Stewart Menzies on 23/5/17, via email:

Hi Jannice,

This e-mail is about Parish Council/Neighbourhood Plan matters.

I do not know if you see Facebook (Burneside Present and Past) but there has been a lot of discussion after the Saturday meeting and drop-in. There can be a tendency in these situations for debate to get heated, and if people felt that their views are being dismissed or denigrated it really does not help to keep the debate calm and useful.

It seems to me that things could get to a situation where one (or more!) groups are formed to present different views to the NP group.

This is a situation I personally had always hoped could be avoided and why I have at P.C. meetings, etc. asked for an open process and for seeking and listening to other views.

Having opposing groups is not really ideal for a community, and I wonder if you , with the parish council, can find a way of assuring people that things will not be rushed through, that their views will be taken into account, and that they receive clear explanations of why the NP group is putting forward the ideas that it is, and give reasons as why it is felt it will be beneficial to the community.

If we can all discuss together in a calm and sensible way it will be best all round. In the end everyone wants to see Burneside as a good, happy, thriving place to live.

Thanks for "listening" to this.

Regards,
Stewart

Response from Christine Wood on 25 May 2017, via email:

1, Kent Bank, Bowston, Kendal, Cumbria LA8 9HD 25th May 2017 Dear Councillor, OBJECTION TO THE ALLOCATION OF THE BOWSTON SITES I consider that the inclusion of Bowston SE and SW sites in the Draft Allocations document is a result of the wishes and interests of the Steering Group and Parish Council

and not the wishes and aspirations of the community. Many comments to this effect were made at the recent public meeting. No justification has been put forward for the amount of development proposed. Approximately 50 houses have been indicated, almost doubling the size of the hamlet. The Site Selection Criteria chosen are subjective and have resulted in a bias towards open countryside sites. Previous decisions of the Parish Council have been set aside with no community consultation, bodies of evidence on land previously considered and rejected for development and known public opposition to development have been ignored.

1 Planning Policy 1.1 It is relevant to recite the existing policy framework relating to Bowston as this is not something which should be lightly set aside. These are policies which have been subject to full consultation and public examination and indicate that Bowston is not an appropriate location for new development in open countryside.

1.2 The South Lakeland Core Strategy October 2010 states at Policy CS1.1 that most new developments should be directed to existing service centres where there is adequate service and infrastructure capacity to accommodate the required levels of development. A sequential approach to development is advocated firstly seeking use of existing buildings and previously developed land within settlements; secondly using other suitable infill opportunities within settlements; and, thirdly seeking the development of other land where this is well located in relation to housing, jobs, other services and infrastructure.

1.3 Policy CS1.2 states that development will be concentrated in Principal Service Centres followed by a number of designated Local Service Centres such as Burneside. Development of hamlets is the lowest level in the hierarchy. It states that exceptionally, new development will be permitted in the open countryside where it has an essential requirement for a rural location, is needed to sustain existing businesses, provides for exceptional need for affordable housing, is an existing building or involves the appropriate change of use of an existing building.

1.4 In the Local Plan Land Allocations Development Plan Document Dec 2013 the sites do not constitute allocated sites for residential development. Small scale rounding off in hamlets is considered to be acceptable although the development of neither of the Bowston sites can be called rounding off.

1.5 The Draft Development Management Policies Document October 2016 proposes a revised policy approach to infilling and rounding off in regard to small scale development on the edges of villages and hamlets. This would not in my view facilitate any development on Bowston SE but it may make a very small development of affordable housing on Bowston SW more acceptable in policy terms, dependent upon site and layout considerations. A Neighbourhood Plan should, however, take full account of the wishes of the local community (see below).

1.6 When SLDC were preparing the Land Allocations Document a proposal for residential development on Bowston SW was considered; this was rejected and subsequently a proposal for 9 affordable houses on part of Bowston SW was considered, though it was dropped when it was decided that the Document should not relate to any development in hamlets.

1.7 At the time Burneside Parish Council responded to the SLDC consultation on the Land Allocations Document April 2011 at para 3.4. "There must be no coalescence between the settlements (Bowston, Burneside, Kendal), and the Green Gap must be preserved to ensure that individual settlements are kept distinct and maintain their individual character". Objection was raised to the proposed allocation. The Parish Council has changed its stance on this matter without public consultation and abandoned the interests of those residents who live in Bowston by not adversely scoring the impact of developments in Bowston on the green gaps.

1.8 Moreover, some 44 letters of objection from local residents were submitted to SLDC yet the proposal was considered in the Draft Allocations Document to have public support – a travesty of the true situation.

2 Grounds for Objection

These objections relate to both Bowston SE and SW – although the degree of harm is greater in the case of the more prominent Bowston SE allocation:

- Loss of open countryside.
- Harm to the setting of Bowston and the landscape of the Kent Valley.
- Development is not infilling or rounding off.
- Bowston SE is particularly visible from Winter Lane and any development could not be readily screened.
- Ribbon development on Winter Lane.
- Flooding and drainage – particularly Bowston SE.
- Bowston SE - adverse effect on the ecology of the River Kent SAC from run off, and potential contamination of groundwater.
- Bowston SE adverse impact on the setting of the Dales Way.
- Inadequate sewage capacity.
- Development of either Bowston SE and SW as proposed is out of scale with and incompatible with the character of the small hamlet of Bowston.
- Not sustainable locations - sites in Burneside near to shops and services should be prioritised.
- No demonstrable need for housing or business development on the sites.
- The mixed allocation is not detailed but any business use is likely to lead to a commercialisation of the approach to Bowston.
- Development of Bowston SE would allow for an extension of the brewery premises, possibly to facilitate a public house use, and access and car parking would inevitably lead to an unwelcome expansion of the business beyond that which is acceptable to the residents of Bowston.
- A few months ago an application for a public house licence was submitted by the owners of the brewery.
- A survey of all residents in Bowston demonstrated overwhelming objection to the application.
- Development of Bowston SE would compromise the remaining green gap to Little Whitefoot.
- Significant public opposition from the community.

3 CONCLUSION

3.1 There is no exceptional policy-based justification for these 2 sites to be developed. The development in open countryside therefore conflicts with a Strategic Policy of the Local Plan.

3.2 The development will, given the location and

relationship with the existing hamlet, comprise ribbon development and encroachment into open countryside that would significantly erode the existing and established rural character of this area to its detriment. 3.3 The inclusion of these sites is a consequence of the aspirations of the Parish Council to improve the environment of Burneside by promoting development elsewhere in order to generate a financial return. I do not consider this to be a sound basis for land allocations, and it is contrary to the wishes of the residents of Bowston. 3.4 Allocations should not be based upon the Parish Council's or a developer's dream but rather upon a vision around which a community consensus has been achieved. It appears that the Parish Council has lost touch with the community it is supposed to serve. Please take these matters into consideration in dealing with these two sites. Yours faithfully Christine Wood

Response from C Gibbs

Your name:

Catherine Gibbs

Email:

zazagibbo@gmail.com

Phone:

01539 728617

Which site ? :

Bowston SW

Please tell us your views here, be concise & to the point:

I am vehemently opposed to any business/commercial development in or adjacent to the hamlet of Bowston. Further, the scale of residential development proposed is horrendously disproportionate to the existing hamlet of Bowston. If demand can be proven and justified, then a SMALL residential development (max 10 houses in total) could be acceptably absorbed into the hamlet.. I believe that the views of Bowston residents should be taken into account as a separate community.

Do you wish to join the planning group ?:

No

Correspondence with J Peatfield

Re: Land Allocation submission/comments

Tigger <john.peatfield@yahoo.co.uk>

Wed 31/05, 08:52 You;Jannice Wilkinson (jannice@hallpark.co.uk);tonethebone@gmail.com;tony hill (toneoldbone@gmail.com);

Hi - very clear now re status of comments!!

Cheers and I look forward to hearing from you re support for surveys & habitat assessments.

Best wishes,

Whatever you can do or dream you can, begin it.
Boldness has genius, power and magic in it!'

After Goethe and W H Murray

John D Peatfield

'Sauntering' Learning and Teaching & Eco-environmental Education Consultancy

Woodlands
6 Kent Close
Bowston
LA8 9HJ

07711325288

On 31 May 2017, at 07:22, David Ginsberg <dginz@msn.com> wrote:

Regards,

David

David Ginsberg

01539 729011 □

07919 410043 □

On 31 May 2017, at 06:56, Tigger <john.peatfield@yahoo.co.uk> wrote:

Hello David and Tony (et al!!)

Thanks for this and it is best if I just make simple the points/replies.

David - in principle I am very happy to assist with the habitat/biodiversity support of consultants. Only issue for me re time/availability is a) my increasing involvement in sport & training - training tends to occupy 3 1/2 days a

week plus one day per weekend; and then competing in rowing events and/or triathlons once a month; b) bird surveys - 3 more to do between now and mid July - early ams!!

How do you want to set this up? Will you be able to get a few of us to cover this support? Again love to help with this!!

Website - it was simply that I assumed there was an upload facility for submissions - but will just email my submission to Tony when complete.

Tony - my concern is simple and straightforward - on 13th May I annotated the Bowston SE large sheet (the one with a copy of map) with points re River Kent SAC and development. These do not appear on the collated statements on the website (see below). My points in pencil would have been at the top of the sheet as I had to be away at 1330 to get to a rowing event. I did introduce myself, we had a brief positive chat and I mentioned that I had added in some comments.

So simple question why are they not recorded? I assume you have the original so you can update the section which currently shows . . .

Under 'comments from group meetings' (or are these only those recorded from conversations and not the sheets?)

BOWSTON SW/SE

Good sites, but what about improved road infrastructure to cope with access and more traffic.
(SE)Reduce plot to tie in with southern end of SW plot.

(SW)Good for commercial/housing mix

Both sites excellent, to development Bowston, as mixed use sites

It would enhance the new brewery business in Bowston. What a marvellous little enterprise.

Unsure about these sites

Obviously as someone who wrote points indicating concerns this looks biased towards the supporting comments - but there maybe is an explanation?

In a nutshell - full details in my submission - is it is big issue to allow further development along/close proximity to the River Kent SAC (**only river catchment** in England with native crayfish in all suitable habitats); especially in current 'green gaps'. If Burneside, Bowston and Cowan Head communities are to be 'world class' then the natural environment has an essential part in the balance between man-made development needs and nature protection & enhancement.

Best wishes,

<JDPsmall01.jpg>

Whatever you can do or dream you can, begin it.
Boldness has genius, power and magic in it!'

After Goethe and W H Murray

John D Peatfield

'Sauntering' Learning and Teaching & Eco-environmental Education Consultancy

Woodlands
6 Kent Close
Bowston
LA8 9HJ

07711325288

On 30 May 2017, at 18:19, David Ginsberg <dginz@msn.com> wrote:

Hello John,

As you may know I build the websites.

I cannot recall your reports, but in any event, the policy is to collate and report so even if I had them they would be waiting until after the 13th for publication.

The policy is to publish written comments verbatim, your would be treated as such.

I must mention whilst writing that I have recently gained full funding for SEA and HRA assessments. This is done by HM Government's sponsored specialists and the work has commenced. I don't think their work, which will take six months can be challenged.

If you do wish to be involved you may just be the man I am looking for. The consultants will be working on site and we are contractually obliged to assist them on site. I am looking for volunteers to do this work, will you undertake to assist ?

Kind regards,

David

David Ginsberg

01539 729011
07919 410043

0034 604 358 529

From: tony hill <toneoldbone@gmail.com>
Sent: 30 May 2017 17:59
To: Tigger; John McCurdie; GINSBERG David
Cc: Jannice Wilkinson; tonethebone@gmail.com
Subject: Re: Land Allocation submission/comments

Hi John

I have copied in David re. your submission on the website. However, you can email me direct with it and I will add it to the Responses for Land Allocation immediately. Everything we receive between 13 May-13 June is recorded and will appear as a report. The Steering Group will use the report as their basis for further recommendations to the Parish Council (as owner of the Plan), regarding what sites go forward from this stage. We will take our time to consider the community responses, individually and as a whole. This process is still at an early stage, when you consider that the environmental, sustainability, habitat and flood risk assessments will take months to complete and will be forwarded to SLDC and our statutory agencies. The results of this aspect of work will inevitably inform the suitability of site allocations. Indeed, you have highlighted the River Kent SAC, as an example.

Regards

Tony

On Tue, May 30, 2017 at 1:41 PM, Tigger <john.peatfield@yahoo.co.uk> wrote:

Hello Jannice and Tony,

I have drafted a detailed submission which makes a strong emphasis on the natural environment aspects and implications for Bowston SE; and a comment on Bowston SW.

I assumed this could be uploaded to the BNP website; but cannot see a link. Do I email this to you instead?

However I must add a concern in reading the comments from 13th May group discussions/feedback.

I wrote on the sheet for Bowston SE some very important points about proximity to River Kent SAC which do not appear. In 2012 I submitted other issues about our natural environment (with survey information) which were also ignored by the Parish Council.

Is there some form of selective reporting going on here? Or are they recorded elsewhere?

Best wishes,

9 Meadow Close
Bowston
Kendal LA8 9HA

For the Attention of Burneside Parish Council, 24/5/2017.

We wish to explain why so much of the suggested development (land allocation) of Burneside & Bowston is unnecessary & unwanted by so many of the local residents, as expressed on the 'Post-it Notes' at the recent open meeting in 'The Bryce'.

- 1 There is little or no information about the need or demand for the proposed sale of land for building.
- 2 Like many other Bowston residents we do not want Bowston to become an annexe (overflow area) to Burneside & do not wish to be gradually joined up through ribbon development.
- 3 From the information available we feel very strongly about the proposals to build on the present excellent sports facilities in Burneside, before these facilities have been re-established elsewhere in the village (Tennis courts, bowling green & football field. (After all was not the present area given to the village by the Wilkin family)!!
- 4 We feel that Burneside drainage & sewerage systems must be enlarged and improved before any proposed development can be commenced.
- 5 We are in favour of the Burneside rail station proposals which would improve access considerably.
- 6 The two fields on the land allocation plan for Bowston flood & always have done, & planning permission was refused by SLDC in the 1970's.
NB. Bowston has few street lights & no bus service

- 1 We don't want Bowston to be spoilt as a Hamlet by doubling in size.
- 2 We feel that the only people to benefit from this land grab are the already wealthy land owners.
- 3 Consequently we are against the two sites in Bowston being allocated for development in the 15 yr time limit of this neighbourhood plan.

Finally with reference to the overall L.A. Proposals & the aims stated on the recent handout, most of the statements appear to be "wishful thinking" only.

Yours faithfully,

Gwenther & Anne McJug.

Thornycop, Bowston

LA8 9HD 14.3.2017

To Burneside Parish Council

It is important, as the SLDC Local Plan says, that settlements should not join up. Burneside does not wish to have developments joining it with Kendal: in the same way Bowston does not wish to join Burneside.

None of the councillors or volunteers at the meeting of 13th May explained why development on this scale should happen. I can see no need locally for anything approaching 300 new homes: an influx of urban folk would be most unwelcome. The potential environmental impacts could be: noise, street lighting, necessary big sewage works, play areas, parking, shops, loose dogs.

The green gap between Bowston and Little Whitefoot should be maintained as open countryside; many Burneside folk use the circuit walk, often with dogs or children, walking up the riverside on the east side, and returning by the main road – or vice versa. This lovely country walk would be spoilt by big developments.

Burneside Council want development – why? The only beneficiaries will be the two big land-owners - and of course the building contractors who will be only too happy to oblige. To everyone else in the vicinity, the development will spoil their quiet rural environment. And a big housing estate on field Bowston SW would surely involve felling the magnificent ancient trees on the roadside. The field Bowston SE should not become just a car park: in any case it flooded in Storm Desmond – this is likely to happen again with climate change.

A high percentage of Bowston residents are retired folk: it is quiet, there are views of open countryside for nearly everyone, wildlife is relatively unaffected, the importance of active agriculture nearby is evident, traffic is slight, as is crime. Pollution is minimal. Bowston is small enough for residents to know most of the locals, and maintain friendships. We do not wish this to change, and a big housing estate would spoil this local comradeship greatly.

The views of Bowston residents must take high priority in decisions about our hamlet – why should non-residents take decisions about environments which do not affect them? Any referendum of the whole Burneside parish would swamp Bowston, of course, most unfairly, because of our relatively small numbers.

I would appreciate a reply.

B. Cleobury

Brian Cleobury

7 Meadow Close, Bowston,
Kendal, LA8 9HA

27 May 2017

Burneside Parish Council

BURNESIDE NEIGHBOURHOOD PLAN - LAND ALLOCATIONS

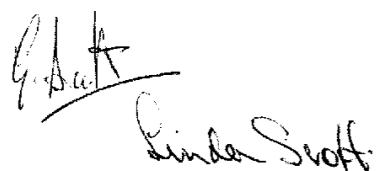
We wish to object to the proposed land allocations in the areas of Burneside and in particular Bowston. There has been little or no information regarding any study to show a need or demand for the proposed developments. It was made apparently clear at the recent Consultation afternoon at The Bryce Institute via numerous 'Post It' notes that local residents deemed the proposals both unnecessary and unwanted.

We would point out the following :-

- Bowston is a rural hamlet and we wish it to remain so and not be an annexe to Burneside which is what would happen if all developments went ahead.
- Bowston has no amenities of its own and has no bus service other than the 'school bus' at 8 a.m. and returning around 4 p.m. Extra development would cause even more traffic on already badly maintained and narrow roads.
- The two fields on the plan for Bowston flood and have always done so. Planning permission was refused by SLDC in the '70s because of this and more recently the land d at the bottom of Meadow Close was removed from a previous 'local' plan.
- Drainage and sewage systems are inadequate at present so how could they possibly cope with more housing.
- Sports facilities in Burneside are excellent and we are dismayed that you consider building on some of these facilities before they are re-established elsewhere in the village. We were under the impression that the 'Willink' field was left to the village in perpetuity by the Willink family. How can you even think about building here considering the standing the Willink family had in the village.
- We feel the only people to benefit are the already wealthy landowners.
- It would appear that the minority are trying to force this Neighbourhood Plan on the majority.

Finally we would say that the residents of Bowston should get their own referendum otherwise our wishes will be strongly out voted by the Burneside residents. For any plans to go ahead we feel 50% + 1 of the eligible votes must say 'YES' and not just 50% + 1 of those who decide to vote.

Yours faithfully,



Linda Scott

George Quayle
Plum Tree Bank
Bowston
Kendal
Cumbria
LA8 9HD

2nd June 2017

Kevin Price,
Clerk to Burneside Parish Council
Braeside
Low Greenhills
Crook
Kendal
Cumbria
LA8 8LA

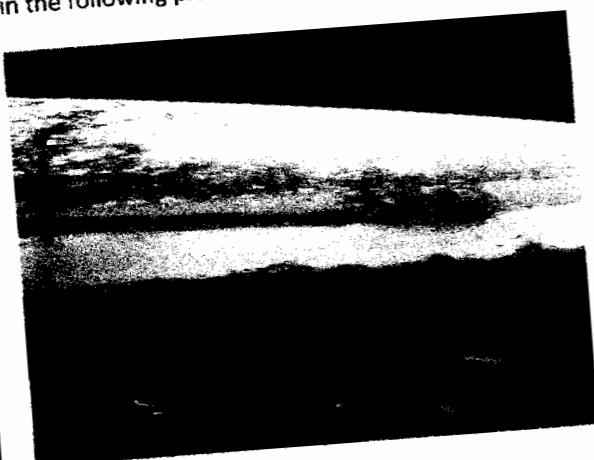
Re: Objection to the land allocation proposals for sites at Bowston

Dear Kevin,

Could you please ensure this letter is brought to the attention of the Parish Councillors representing Strickland Roger and Strickland Ketel.

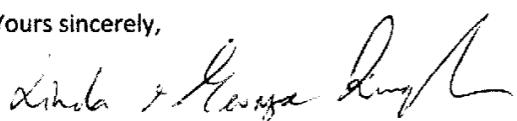
We would like to make it quite clear that we vehemently oppose any development on the proposed Bowston sites (Bowston SE & Bowston SW) included in the Neighbourhood Plan Draft Land Allocations and request these sites are removed from the Neighbourhood Plan all together.

We find it quite alarming and disturbing that our Parish Council has ratified a land allocation consultation plan that includes a site that had been rightly opposed by them during the SLDC Local Development Planning process in 2011 (Bowston SW), due to strong local opposition and the site failing to meet current Planning Policies for hamlets and open country side (both of which have remained unchanged); and a site (Bowston SE) that is adjacent to the river Kent and subject to flooding on a regular basis, as clearly demonstrated in the following picture taken from Winter Lane.



We find it even more concerning to see that both sites have been proposed for mixed use without any defined justification or community consultation whatsoever. We are not aware of any demonstrable need for either commercial or housing development on these two sites, and wish them to remain open countryside. The proposed scale of the development on either site is just plainly ridiculous, unwarranted and totally incompatible with the setting and character of our treasured tranquil hamlet of Bowston. We urge the Parish Council to remove both sites from land allocations in the Neighbourhood Plan!

Yours sincerely,

A handwritten signature in black ink, appearing to read "Linda & George Quayle".

Linda & George Quayle.

To: K Price – Clerk to the Council – Burneside Parish Council

BPC – Neighbourhood Plan

We are very disappointed to see from the BPC Neighbourhood Plan the proposal to develop land in Bowston not only for residential use but also for commercial use which we think beggars belief.

As we are always being encouraged to protect our environment we do not see buildings for commercial use fitting for Bowston.

We have lived in Bowston for over 40 years and when the properties were built in Meadow Close permission was sought to develop the land now in question but was refused on the grounds of flooding which it still does.

Whilst it is appreciated that there is a shortage of housing, which is an issue all over the country, and it is not just a question of not in my backyard, we do think a development of the size proposed on the land in question is invasive in a small hamlet.

It is noticeable that more heavy goods vehicles are using the road through Bowston . Any increase in volume of both light and heavy vehicles would be a problem for a road of this size.

We live in a lovely hamlet which will not be enhanced by such developments but would certainly be very much spoilt if it were to become an extension of Burneside and would also adversely affect the appeal of the Dales Way


Rob & Lesley Morgan

10, Meadow Close

LA8 9HA

30th May 2017

Responses from John McCurdie

- Inform the..."Steering Group". Is the Steering Group moribund and this should be the "Neighbourhood Plan Team"?
- "it is important to be able to demonstrate that the land allocations are sustainable", and "an assessment should take into account relevant policy constraints and economic viability". Have we really done those?
- Why combine Houseman Tenement Farm sites?
- Please bear in mind that our map shows a section of Willink Field removed from SLDC's allocation (agreed with Nigel) for station access and possible parking. This will reduce the number of houses from 23 to perhaps 18.
- Under "Impact on landscape character", it states "The site extends significantly into open countryside and would appear starkly against its surroundings". This site is an extension to an allocation from SLDC, therefore there would be existing houses to one side, reducing the starkness.
- In "General site summary", it is stated "Consequently, development of the site would require the construction of a long road within the countryside, or the demolition of existing housing." There is a track parallel to the railway giving access to the site. Not very good access, but it should be mentioned, and may affect the Accessibility score of -3.
- See the comment above (page 9) about combining the sites, because their nature is different.
- Houseman tenement - Availability" score surely +3? Owner has proposed the site.
- Carling Hill - "General community support" scored as +1. Most of Bowston is against the development of the new brewery into a "marquee" venue, and this would enable events and car parking to occur. Probably -3.
- Bowston SW - General community support" scored as +1. Most of Bowston is against the development of the new brewery into a "marquee" venue, and this might enable events and car parking to occur, even though it is not directly behind the brewery. Unlikely to be +1.
- There are some inconsistencies in the sizes of land available in this document and our maps.
- There are some inconsistencies in scores for accessibility and biodiversity, e.g. Behind Holme Houses scores -1 and Bowston Road sites -3 for biodiversity even though they are similar greenfield sites.
- There are some inconsistencies in scores for accessibility and biodiversity, e.g. Behind Holme Houses scores -1 and Bowston Road sites -3 for biodiversity even though they are similar greenfield sites.
- Community support scores are included for sites 2, 8, 11, 14, 20, 21, 22, 23, 25, 26, 27, 28 but not others. I can not see evidence for these views, and I would have preferred to see scores for all or for none.
- The "elephant in the room" was that we did not nominate the Village Stores in land allocation (or Millennium Green).

Response from G Marvin

**Carlinrise
Burneside
LA96PN**

Tel: 01539 741582

Email burneside74@gmail.com

Burneside Neighbourhood Plan (BNP):

Proposed Development Sites;

(26) Carling Hill Response May 2017

We wish to record the following comments about this site:

1. Green Gap

1.1 The site is on farm land, part of the designated **Green Gap** between Burneside & Kendal. In 2015,

the Burneside Parish Council (BPC) agreed to write to Mark Shipman at SLDC, with copy to Kendal Town Council, asking that a mechanism should be put in place to **ensure the 'green gap' between Burneside and Kendal is preserved.**

1.2 The survey conducted last year in preparation of the BNP showed that **93%** of replies agreed that the preservation of the Gap was important, and **93.98 %** agreed that development priority be on **Brown Field** sites.

1.3 Further, **SLDC** stated policy states that the district's towns and villages should maintain their distinct and separate characters, and that key gaps are retained to prevent eventual **coalescence**. This site provides an important visual outlook with views to the open countryside.

1.4 The vision for South Lakeland contained within the **Development Framework; Core Strategy** states that towns and villages will be kept distinct from one another by protecting green gaps. Accordingly, it allocates a series of green gaps around and between parts of settlements that maintain the distinction between the countryside and built up areas, prevent the merging of adjacent places. It designated green gaps between Kendal and Burneside.

1.4 **National Policy** sets out to protect green areas for their natural beauty, tranquility or richness in wildlife. Sites should be planned so they complement and do not undermine investment in homes, jobs and other essential services. A healthy and diverse natural environment is crucial to a sense of wellbeing. The National Policy underlines that the planning system should seek not just to protect, but, where possible, to enhance biodiversity – making sure we don't just have isolated pockets of wildlife, but **rich and connected green spaces** for all kinds of species to thrive.

1.5 It is also stated in **The Burneside Neighbourhood Plan** that it aims to "*P_r_o_t_e_c_t_o_u_r_i_d_e_n_t_i_t_y_a_n_d_u_n_i_q_u_e_n_e_s_s_a_s_a_v_i_l_l_a_g_e_*" And "*t_o_e_n_h_a_n_c_e_...o_u_r_n_a_t_u_r_a_l_e_n_v_i_r_o_n_m_e_n_t*", as well as to "*P_r_o_t_e_c_t_o_u_r_G_r_e_e_n_S_p_a_c_e*".

2. Noise and light pollution

2.1 This site, at the start of the built up area of the Burneside Village, is relatively peaceful. National Planning Policy states that Noise and light pollution impacts negatively on people's quality of life. It makes clear that planners must seek to avoid noise pollution as a result of new developments, and to protect tranquil areas prized

for their peace and quiet. The siting of the proposed homes in such close proximity to the existing houses clearly jeopardises this.

2.3 Being close to the railway line will also require some measures for noise attenuation.

3. Biodiversity and landscape Impact

3.1 Planning Policy indicates that, when possible, development should endeavour to enhance biodiversity – “*m_a_k_i_n_g_s_u_r_e_w_e_d_o_n’t_j_u_s_t_h_a_v_e_i_s_o_l_a_t_e_d_p_o_c_k_e_t_s_o_f_w_i_l_d_l_i_f_e,_b_u_t_r_i_c_h_a_n_d_c_o_n_n_e_c_t_e_d_g_r_e_e_n_s_p_a_c_e_s_f_o_r_a_l_l_k_i_n_d_s_o_f_s_p_e_c_i_e_s_t_o_t_h_r_i_v_e._P_l_a_n_n_i_n_g_p_e_r_m_i_s_s_i_o_n_s_h_o_u_l_d_b_e_r_e_f_u_s_e_d_f_o_r_d_e_v_e_l_o_p_m_e_n_t_r_e_s_u_l_t_i_n_g_i_n_t_h_e_l_o_s_s_o_r_d_e_t_e_r_i_o_r_a_t_i_o_n_o_f_h_a_b_i_t_a_t_s.*”

3.2 The site is raised above the level of the road and development would appear prominently in the landscape when seen from the south and it is likely that there would be a significant impact on local character, whereby a green, open and spacious site would be replaced by built form and so involve harm to landscape character contrary to national and local policy.

3.3 The SLDC Land Allocations Policy states that sites should be excluded if they breach several criteria, including;

-*if they are less than 0.3 ha in size (26 is just on this limit)*
-*development would compromise an identified Green Gap*
-*development would be a clear breach of the Core Strategy*

4. Traffic and Access

4.1. Access from the main road is at a point where the speed limit changes from 40mph to 30mph. The entrance is on a blind corner and has a sharp upwards slope which makes vehicle access extremely difficult and potentially dangerous. The main road is actually a category C and not especially broad at this point.

4.2 SLDC CS10.2 Transport impact of new development states:

“...Development proposals will be considered against the following criteria:

- The proposal is capable of being served by safe access to the highway network **without detriment to the amenity or character of the locality**;
- The expected nature and volume of traffic generated by the proposal could be accommodated by the existing road network **without detriment to the amenity or character of the surrounding area, local air quality or highway safety**; “

4.3 Development of the site is likely to result in significant impacts on traffic flows on Burneside Road requiring highways and transport mitigation.

4.4 A Right of Way traverses this field which also gives rise to safety and access problems for the site.

5. Water Run Off & Flooding

5.1 The site is located near the confluence of the River Kent and River Sprint where modelling has identified a large area of agricultural land at a very high risk of flooding. Localised drainage issues, especially with water flowing over the road even after moderate rainfall, have been identified and are related to this site. Water run-

off from it would be increased as more of the land is given over to tarmac and concrete.

5.2 In recent floods, water from this field has contributed to raising the levels of waters. **SLDC CS8.8 Development and flood risk** states:

- "A ll ne w de ve l op me nt will only be pe rmitted if
jit can be de mon strated that : -
• It woul d not have a significant impact on
the capacity of an area to store flood water ; -
• Measures required to manage any flood risk
can be implemented ; -
• Surface water is managed in a sustainable
way; -

5.3 It is the stated view of **SLDC** that development proposals within Burneside should have Surface Water Management Plans.

5.4 It is also stated in **The Burneside Neighbourhood Plan** that it aims to mitigate against future flood risk.

Finally, we would point out that on the crude assessment done for the Neighbourhood Plan this site is rated as **Neutral with a zero (0) score**.

Whilst these comments relate to the specific site, **Carling Hill (26)**, we will also be submitting comments on the Plan as whole in a separate communication.

MG & P Marvin

Response from S Menzies

Thank you for reassuring us at the PC meeting last night, that you are listening to the many comments that have been made since the meeting at the Bryce, and indeed, that you have looked again at what has been said by some over the past couple of years or so. You and others have put a lot of work into the Neighbourhood Plan already, and that is understood by all.

Your decision to ask for a pause in the process of the Neighbourhood Plan, does seem the right one. As you say there is no point ploughing ahead while there is this considerable level of disquiet in the community.

Time to reflect and perhaps a fresh way of looking at things can only be to everyone's benefit.

All who live in Burneside want to see the community thrive and improve.

We appreciate that your decision took some courage and foresight.

Kind regards

Stewart and Ann

Comment from R Forrest

Hello, I wanted to respond to the neighbourhood plan on a few counts. It would be brilliant to have more affordable housing in Burneside. I feel it would be a real shame to build on the bowling green or tennis courts, as they add to the village and give people new experiences and healthy hobbies. I live on Carlingdale and would

like to know how much has been investigated into the impact on flooding if Carling hill was built on. We were flooded in December 2015 and are still sorting out the house! It does make me and the family nervous to think of more concrete and tarmac making water move away from that area. It would be a shame to build houses that then make the current houses impossible to live in. I am also concerned about where the access would be, as the visibility on the main road isn't very good as it is. I don't like to say I don't want new houses, as I feel it would be good for the village and community. I would just like reassurance that my house won't be even more likely to flood due to the new housing! Thank you so much for reading! Rachel Forrest 6 Carlingdale Are the houses going to be affordable housing? I don't feel we need more expensive housing!

Comment from G Haworth

Response from Gayle Howarth via email on 8/6/17 (with named support from local residents)

Gayle Howarth
The Gables
Hollins lane
Burneside
Cumbria
LA9QI

As promised a written copy of the concerns raised and items requested at the Parish Council meeting on the 6.6.17, the following comments are summarised in to four points for ease of presentation at the meeting given a fifteen minute window is all that is possible.

The points below are taken from residents in the community of Burneside and Bowston and have been given verbally, by text, email, Facebook and messenger and from a residents meeting held last week. I will list at the end all the residents who have commented in those various ways.

- 1) I am requesting that the consultation period is paused, that during this pause a full needs assessment is undertaken to show the needs of our communities, the wants in our area and the benefit of development to us the residents and our communities.**

As part of the needs assessment I would ask that the following evidence is provided.

Need – the evidence for the level of development is unclear, as residents we ask how many private houses are needed, how much social housing is needed, and will lateral movement of housing stock in the social sector allow for this need to be met without over developing our locality.

I understand there is to be 93 houses to be built, should our PC/neighbourhood plan not be addressing the suitability of the housing within this number to make sure the housing types are suitable for our communities need. Do we need more than this number? The SLDC plan says this is suitable for the housing requirement here.

Lateral movement of housing stock allows properties to be freed up both up and in downsizing; we have a residents who identify a need for some small affordable housing for our young people and also some bungalows for our elderly residents. Elderly residents are in large houses as there simply isn't anywhere to go in the village they have lived their lives in; some can't afford to buy here for others location is their priority. Young families need larger properties. Meet the need and lateral shift is possible.

Is there a consideration for a social enterprise approach to support the local residents to get on the housing market.

What is the need for the amount of industrial spaces, which businesses have approached you for this and how many and what sort of businesses have approached you wanting to move into the village and set up in our community. What industrial infrastructure will be needed to support these facilities being provided (particularly the bridge, I understand there is funding available for the repairs but it isn't getting done, why?)

Want – what does our village want to gain? Do we want more and extended social opportunities and facilities for the youngsters, more housing in the villages, do we want other options for employment within

the villages or more services?. We need to be shown the value of the plan as a benefit to our village in the response to the level of development being proposed.

Benefits – summarising the resident's opinions, we require evidence that there are benefits shown. That the housing for our young will be suitable for them to buy homes, our elderly to be moved to safe housing which suits their needs, there to be new employment options, a social enterprise approach, A local occupancy clause. How much extra social or private housing is actually needed, and what type of housing is being proposed on the plots under consideration. But also the plan needs to recognise open space which isn't developed also has a value to us.

The plan should not be holding up repairs (the bridge) and on-going services being developed .

2) I would like to request that we are provided with the calendar for the planning meetings,

I along with others would like to attend and be involved in the process; we wish to give a balance to the community's views.

3) Communication routes to be adapted to meet the needs of all generations

Many residents are **unaware** of the proposals within the neighbourhood plan, social media and the web site is heavily relied on and excludes many from our communities, the residents request that alternative routes of both giving information and accepting feedback are available. We have offers of the School notice board, the church notice boards and also have the parish newsletter to show the sites, we are happy to work with you to do this communication and are happy to do it alone also. We require an up to date set of plans and maps to do this. I am happy to pass on comments however I receive them.

4) The consultation closing date

How and when will the information gained during the consultation period be shared with the community? What date and which forms of communication are to be used.

We are not against the NP but require it to be based on our community's views for us to support the proposals. We are willing to work with you to achieve this.

Comments have been taken from the following residents

Gayle Howarth – Spokesperson 6.6.17

Darren Howarth

Vicky Jones

Terry Atkin

Heather Meek

Stan Wilson

Jeanette Banbridge-steinson

Gill Alder

Lara Dacre

Paul Butterworth

Anne Menzies

Stewart Menzies

Jonathan Atkinson

M.G.Marvin

Pat Marvin

Paula Butler Smith

Tom Pitt

Marlene Pitt

George Quayle – Representing Bowston residents from their information gathering.

There are also a further 50 residents on the Burneside Facebook site who agree with the information above.

Comment from R Forrest

EMAIL:

rachforrest@yahoo.co.uk

PHONE:

07812790957

YOUR MESSAGE:

Hello, I wanted to respond to the neighbourhood plan on a few counts. It would be brilliant to have more affordable housing in Burneside. I feel it would be a real shame to build on the bowling green or tennis courts, as they add to the village and give people new experiences and healthy hobbies. I live on Carlingdale and would like to know how much has been investigated into the impact on flooding if Carling hill was built on. We were flooded in December 2015 and are still sorting out the house! It does make me and the family nervous to think of more concrete and tarmac making water move away from that area. It would be a shame to build houses that then make the current houses impossible to live in. I am also concerned about where the access would be, as the visibility on the main road isn't very good as it is. I don't like to say I don't want new houses, as I feel it would be good for the village and community. I would just like reassurance that my house won't be even more likely to flood due to the new housing! Thank you so much for reading! Rachel Forrest 6 Carlingdale Are the houses going to be affordable housing? I don't feel we need more expensive housing!

Comments from S & A Menzies

BURNESIDE NEIGHBOURHOOD PLAN

Comments on general process/progress of plan so far:

We are concerned about some aspects of the process of the Neighbourhood Plan and we request that these issues are carefully considered by the Steering Group and full Planning Team.

There should be a careful assessment of the housing needs within the parish, to reach a figure of how many houses are likely to be required over the next 15-20 years.

The Parish Survey and comments from residents in recent weeks show no desire for large scale development. It's important to discover what people feel could make Burneside an even better place to live.

Residents should also have the opportunity to say what things in and around Burneside that they would want to see protected and retained.

Evidence should be available to demonstrate what would be the benefits to the community if a greater number of houses than that designated in the SLDC Land Allocations (93 dwellings) were to be built. This needs to be based on some real facts rather than conjecture and "Vision" alone.

It seems odd that residents are asked to comment on the number of development sites before they have been clearly told what benefits to the community might follow.

There was no real community input into the Burneside Vision Document, so it is unwise to make this too prominent a part of the Neighbourhood Plan.

It needs to be clearly demonstrated that all comments by residents about the Neighbourhood Plan are taken seriously by the Steering Group and that questions are properly answered.

Following discussions and comments at the Parish Council meeting on June 6th it seems sensible that there will be a pause in the process and time to reflect on how best to proceed.

Stewart and Ann Menzies Sunny Hills, Carlingdale, Burneside

Comments on Site Allocations.

Firstly, we still feel that to have to choose the number of sites for housing before other questions have been answered is not logical.

The questions we should be able to have answers to before choosing development sites are:

1. Which areas do we want to protect from development? These would surely include---

---The Green Gap between Burneside and Kendal: The separation between Burneside village and Bowston: The exceptional landscape area on and in front of Burneside Heads: Much of the land either side of Hollins Lane beyond the Cricket Club/Football Club.

2. What new facilities would we like to see in Burneside and how would additional numbers of houses over and above the SLDC allocation be necessary to help provide these facilities? How much money would derive from such housing?

3. As regards the sites allocated already by SLDC:--1) Hall Park Extension-- it is vital to bear in mind the importance of the landscape here and the landowner/developer should be prevailed upon to leave an area at the southern end of the site free of buildings and well-landscaped to screen the development and integrate into the existing landscape.

2) Willink Field—should be a high-quality of design and the sensitivities of the residents opposite should be addressed.

Comments on the sites proposed:

Church Car Park-----if new area for car-parking found this would be a reasonable site but would require high quality design as a prominent site opposite church.

Playground---leave well-alone as much used by local children (unless another site in centre of village with superior standard of equipment provided).

Engine Sheds---adjacent to housing so a possible site. BUT retain some greenspace.

Probably together with the Station yard this represents the most reasonable brown-field site in the centre of the village. The amount of space available would be reduced if (as has been suggested) the station were moved, so it would be sensible to look at the balance of advantages of moving the station or leaving it where it is and having more potential development space.

Station Yard-----an already developed site and if businesses can be satisfactorily relocated could be a possible development together with Engine-Sheds.

Melmore Gardens--- a site which already has buildings so no major impact if a further 4-5 houses.

Gowan Lea----difficult to see how can be developed without demolition of existing buildings which does not seem desirable at this time.

School---- leave well-alone. Suits families to be where it is at present.

School Corner----Cannot see point of developing here.

Steeles Row--- requires demolition of existing houses and buildings. Would not be welcomed by those who live there?

Behind Churchyard----surely not suitable for building.

Roger Row-----what is it's use now? For housing or heritage centre by conservation and conversion of existing buildings a possibility.

Settling Tanks Frontage--- difficult to see what use can be made of this.

Hall Park NW--- a good green space adjacent to housing so should it be preserved? If used retain some green space.

Settling Tanks—Is it thought now that this is not suitable for housing? If commercial would need to know what. The southern boundary would need to be carefully

landscaped to enhance the valuable landscape around Burneside Heads and the River Kent. (Could this be a possible access route of Hall Park if extended as in SLDC Land Allocations?)

Hall Park Extension SE plus-- Definitely Not Suitable. There must be a real appreciation of the value of the landscape around Burneside Heads and the rivers Kent and Sprint. As noted even the southerly part of the SLDC Hall Park site should be kept free of building and carefully landscaped to enhance this area and screen any development which does take place.

North Of Mill-- A sensitive site in landscape terms so need to know what commercial development is planned and to be assured that the landscape is protected.

Bowling Green—only build here if the members of the Bowling Club agree to be moved and a suitable alternative site is provided.

Behind Holme Houses-- cannot see the point of developing here, or how it would be done. Also intrusive for residents of Holme Houses.

Bowston Road Sites--- intruding into open landscape and the green-space between Burneside and Boston. The gap between Bowston and Burneside should be preserved.

Carling Steps Corner--- an unsuitable and awkward development.

Football Ground-- good to improve sports facilities, but the scale of the development should be in keeping with its surroundings.

Houseman Tenement Farm-- in principle the idea of small, sensitive developments at farms is a good one. There has already been development at this site, but the sites suggested at present seem too large. A smaller development to add to what is there could be possibly considered.

Carling Hill--- this site is very unsuitable for any development. It compromises the Green Gap between Burneside and Kendal, which should be strongly protected, as has been agreed in the past by the Parish Council. The access would be very dangerous onto a fast stretch of road at the bottom of a hill with poor visibility. The landscape intrusion would be huge because of the elevated site.

There is a risk of water run-off to Carlingdale where houses were severely flooded in December 2015.

Bowston SE & SW-- these sites would intrude into the green-space between Bowston and Burneside itself and raise the risk of the two settlements coalescing. They would have a negative affect on landscape.

Stewart and Ann Menzies Sunny Hills, Carlingdale, Burneside

BURNESIDE NEIGHBOURHOOD PLAN

Response to suggested designation of Carling Hill (Site 26) for development.

This site is very unsuitable for any development for the following reasons:

1. It compromises the Green Gap between Burneside and Kendal, which should be strongly protected.

This has been agreed in the past by the Parish Council and supported by over 90% of respondents to the parish survey.

2. The landscape intrusion would be seriously detrimental because of the elevated nature of the site, and its position at the entrance to the village from Kendal. It represents just the sort of landscape that should be protected.

3. The vehicle access would be very dangerous --onto a fast stretch of road at the bottom of a hill with poor visibility. HGV's regularly use this route and because of their

- required stopping distance would be an extra potential source of accidents here.
4. There is a risk of water run-off to Carlingdale where houses were severely flooded in December 2015. In those floods it was thought that it was the additional volume of water from that direction added to that from the River Kent and River Sprint, which resulted in 6 houses in Carlingdale and others in Carling Steps being flooded.
5. There is a Public Right of Way across this site.

Stewart and Ann Menzies Sunny Hills, Carlingdale, Burneside

Response from Martin & Louise Jones

Email:

martin.jones19621@outlook.com

Phone:

01539 733954

Which site ? :

Bowston SE & Bowston SW

Please tell us your views here, be concise & to the point:

We strongly object to the Bowston green field sites as this would double the footprint of the quiet hamlet.

There are also NO services or amenities whereas Burneside has all these services. We agree with your consultant's summary which says for Bowston SW and Bowston SE "There would be an impact on local character, whereby a green, open and spacious site would be replaced by significant built form." We are very concerned that if the green fields sites between Bowston and Burneside are built on this is encouraging the ribboning effect which we were promised would not happen. The brown field and infill sites in Burneside seem to be an ideal and imaginative use of space that would increase occupancy without increasing the footprint into green fields. It would also put the new occupiers at the doorstep of all services and amenities.

Do you wish to join the planning group ?:

Yes

Response from John Peatfield via email on 12/6/17:

Burneside Neighbourhood Plan – initial Land Allocations

Dear Tony and Jannice,

Following the meeting/discussions and information offered at the Land Allocation meeting on Saturday 13th May I would like to offer this formal response to your requests for comment.

I have taken a radical approach to this by focusing on the Vision; the apparent lack of understanding of 'world class' in respect of the natural environment and how that leads into consequences for the current Land Allocations. This is a detailed narrative with supporting evidence. To ensure clarity I have summarised my key points below for recording; but expect the Neighbourhood Planning Team and Parish Council to refer, in your deliberations, to the details.

Summary of key points

1. The aspiration for a 'world class' location/community¹ is to be applauded.
2. 'A Vision for Burneside' June 2015 does not include **any** significant recognition of the natural environment in balance with the man-made. No 'world class' vision in the 21st century can ignore natural environmental issues and concerns.

¹ It is essential that Burneside village is constantly referred to with Bowston and Cowan Head specifically indicated in all vision and related statements

3. The current level of overall biodiversity and environmental richness across the Parish is actually low.
4. On the positive/high side we have the River Kent SAC, some (very few) flower rich meadows, isolated small parcels of woodland, stone walls and hedgerows.
5. On the negative/low side once common species of birds have declined dramatically, key wildflowers are significantly reduced and the hedgerows have limited presence/low to nil recruitment of standard trees.
6. The river is a fragile ecosystem, which needs constant protection. In many places the banks are denuded of wild flowers and trees. The ecological ‘benefit’ corridor associated with the Kent is remarkably narrow.
7. Only one farm, Bowston Hall, has managed to retain and enhance wildflower meadows.
8. The Neighbourhood Plan Vision should be supported by **a key principle/policy statement**. This would seek to ensure that Burneside, Bowston and Cowan Head communities work towards ‘world class’ natural environments in balance with the man-made.
9. There could be a 10 point plan (*which I would be happy to draft*) to lead that vision for the natural environment – some elements funded from any financial gains made by the Parish from housing and other man-made developments.
10. Accepting key principle/policy (8) would require that Bowston SE would be removed from current and all future Land Allocations. Bowston SW would be removed from recommended.

I trust you will give these points due consideration as supported by the details provided. I applaud the ambition and effort of Burneside Parish Council (BPC) and Neighbourhood Planning Team (NPT) to create a ‘**world class**’ location. However the Vision lacks a deep awareness of how this aspiration must include the natural environment at its heart.

Yours sincerely,



John D Peatfield
MSc (Marine Ecology); MA (Ed Leadership); MA (Art History); Fellow of HE Academy. BTO trained bird survey practitioner

Narrative and detail

Burneside Parish Council and the Neighbourhood Plan, through its advisers, have set an incredibly high level of aspiration to create a ‘**world class**’ location; which is to be applauded. However this begs many questions if this is to be achieved across such a wide range of elements as presented in the flyer for the 13th May event. It is underpinned by the Vision . . .

‘To transform Burneside into a world-class village, for the benefit of the whole community, business and visitors alike. The foundation and drivers for change will be based on our rich heritage, world-class manufacturing facilities, unique character and shared values. Together we can rejuvenate our village and inspire change’.

In order to achieve ‘**world class**’ you need a fantastic level of community consensus and commitment. For a variety of reasons – well expressed at the meeting – we are well below that level. I can imagine this is as frustrating to you as it was to a significant number of the persons present.

As mentioned by many at the meeting 13th May, Burneside is a community including Bowston (hamlet) and Cowan Head (settlements) – this is not reflected in the current vision statements which always relate to Burneside village. There is a need for inclusive recognition of the settlements in the Vision.

In taking the Vision to reality it is vital that there is a closely related hierarchy² of operational elements:-

- The **Vision**.
- **Core principles** that will be at the heart of any strategy and objectives.
- Clearly robust analysis of **needs/requirements** (such as actual housing needs) that are managed in accordance with the core principles.
- Transparent consultation processes and avoidance of conflicts of interest.
- A balance between allocation of land to **man-made developments** (hard environment) and **natural environment enhancements**.
- Phased operational plans to achieve each element – constantly referred back to, and tested, that they comply with the **Vision and Core Principles**.

Currently I feel that the Vision and other elements I have read are very thin on reference to ‘world class’ in the context of **natural environment** issues. It is this area, which I will elucidate; make an attempt to state some principles and then relate that to the specific Land Allocations in Bowston.

Natural environment

A) It is highly significant that there is no mention of natural environment in the overarching vision. This is a serious omission that requires immediate correction.

B) Burneside Parish is nowhere near ‘world class’ in terms of the natural environment. These are for instances; my italic statement are factual reasons with an opinion on the practices to become ‘world class’:-

- Bird species such as Curlew and Lapwing, once common, have all but disappeared.
- Only 2 or 3 fields in the area have any true meadow flower species remaining. These are mainly centred around the excellent sustainable farming practices at Bowston Hall Farm. It is no coincidence that the ONLY remaining breeding Curlews (a Red Status bird due to rapid decline in UK breeding) are on this farm.
- ***These are the consequence of high intensity grazing and silaging practices. ‘World class’ would require there to be significant changes of agricultural practices – particularly in the River Kent SAC corridor. It is worth considering that Dentdale has become a ‘world class’ area for meadows due to massive collective efforts. Could Burneside Parish be like that in 10 years?***
- There are many hedgerows but very few standard trees of ‘recruitment’ age. Most of the scattered trees in 2 sample hedge transects I assessed are between 150-300 years old and NIL below that age.
- ***This is due to speed cutting (time & cost efficient) which prevents new standard trees growing. ‘World class’ would require new environmentally sensitive methods to be adopted whereby selected native species (already in hedgerows) are allowed to become mature. The payoff will take at least 30 years.***
- ***Farms could be subsidised from any financial gains from housing to modify practices.***
- Current verge management practices by CCC/SLDC and their contractors fall well short of best ways to manage for wildflowers. Recent cutting along Burneside/Bowston verges are appalling cutting back into the earth. (see Plantlife re best practices which some council have adopted and BPC would need to demand to be ‘world class’.)

² I state these points in light of my consultancy work on strategic development with multinationals; Local Authorities and other organisations in the context of education, outsourcing and sustainable/environmental development.

- **We have a very special river.** The River Kent is designated SAC because of native crayfish and other species. '*The River Kent SAC is the only major river system in England where populations of white-clawed crayfish can still be found throughout the catchment, wherever there are suitable habitats.*' (Source Natural England SIP for UK0030256)

- The aspect highlighted in ***bold/italic*** is critically important for the Neighbourhood Plan to recognise and reflect. River systems are fragile so high level protection is paramount.
- I believe that there is complacency around the River Kent and SAC designation. Many feel that because the river is an SAC then all is well; however a walk between Burneside and Bowston along the Dales Way path reveals that in most places the river bank wildflowers are in a very narrow 2/3m strip. Fields are worked right up to (and over the path) so very few biodiversity indicator wildflowers can survive. (*I would be happy to lead a walk for councillors to highlight this*).
- This narrative is not a criticism of farmers; as these are current and accepted practices. However BPC would need to seriously consider how ecologically sensitive partnerships with farming can be developed if 'world class' is to be achieved.
- Flood control needs to be a combination of natural features (such as wet meadows), greater amounts of woodland; alongside mechanical/technical means.
- ***Therefore 'World class' requires new high quality land management practices (see partial elements above) to be adopted.***

C) These limited examples highlight the type of vision BPC/NPT would need to accept and promote if we are to have the 'world class' natural environment envisaged by this aspiration. Even if started tomorrow it will take at least 10 years before benefits for wildlife are perceived.

Within this plan BPC would need to form relationships with Cumbria Wildlife Trust, South Cumbria River Trust, Plantlife International; alongside current partners to create comprehensive natural environment enrichment plans.

This high level 'world class' intention could be enshrined in the Neighbourhood Plan and demonstrate a vision by stating core principles about natural environments in the Parish; through accepting one core policy.

There will be no new building development of any kind** within a defined corridor (minimum 75m/nearest current man-made boundary which ever is the greater) along the River Kent. This recognises the River Kent SAC (UK0030256 designation and SIP) and will also protect the current 'green gaps' between Cowan Head & Bowston; Bowston & Burneside and Burneside to Kendal side of BPC boundary line.

** There could be a caveat that this could only be waived, subject to stringent planning process and public consultation & enquiry for critically vital infrastructure of regional and/or national importance.

This would be truly visionary and start to head towards 'world class' on this essential aspect. [I have indicated similar views on natural environment in previous consultations that were ignored!!]

Consequences for Land Allocations

Accepting the stated views on natural environment and potential 'world-class' has the immediate effect on determining that **Bowston SE** cannot be used/allocated towards any form of development.

In parallel of linking this to any ‘world class’ environmental aspirations I believe that **Bowston SE** should be removed from the land allocations and/or not recommended.

- i) The field is too close to River Kent SAC for any form of development that could contribute to run-off into the river and/or create further disturbance. It should noted that the new house adjacent to Bowston Bridge that might have been justified through ‘infill’ but was subject to significant objections by key organisations with responsibility for the river.
- ii) There is no justification to build/develop Bowston SE under ‘infill’ and/or ‘rounding’ off rules.
- iii) The two infrastructures on the parcel are vital and cannot be moved – namely Environment Agency Measuring & Monitoring Station and the United Utilities small sewerage plant. How would these co-exist with any housing?
- iv) There are existing and current concerns expressed in many consultations by United Utilities on under-capacity in sewerage management. Housing on Bowston SE would add to that problem.
- v) In the Land Allocation Proposal it is indicated that development could be mixed. If, for instance, this was some housing and a car park for the Brewery/Micro Pub . . . would new house owners seriously be interested in purchasing property that would be automatically subjected to late night disturbance?
- vi) If car-parking, or similar amenity, was proposed for the Brewery/Micro-pub then it would be almost certainly subject to the most vigorous, and stringent, objections by residents who would suffer serious and on-going late night disturbance.

Further it could be seen as spurious that the Land Allocation Proposal claimed there was ‘some support’ for this parcel to be developed. I would like to know precisely what support that is? No-one I know in Bowston has declared support. *There could be a serious conflict of interest if the only ‘support’ is from those on the Neighbourhood Planning Team who would gain financially and/or materially from development of Bowton SE.*

I therefore propose that for a variety of reasons, especially natural environment issues, Bowston SE should be deleted from the Land Allocation Proposals and not put forward for any future assessments.

Bowston SW

In the 2012 Bowston Emerging Options Consultation Stage 1 (Final Version) I was the only person (1 out of 45 submissions) to indicate that the site ‘Bowston SW’ (then designated as R664); and as I stated at that time there are critical factors that should be applied to this site if recommended for housing. I stand by the points I made in 2012.

Support but suggest whole of site R664 (site ref R664#) be considered for development provided it is a small development (maximum of 20 houses) through a housing association for local families only. However, necessary infrastructure enhancements must be provided. 20mph speed limit required on Bowston Road and all native hedgerows must be replaced/restored and new planting included in the development.

However, I am now worried that any such development would actually compromise other aspects – such as the concerns on sewerage capacity, traffic management (increasingly a challenge in Bowston), loss of green gaps and other matters. I expect these will be formally expressed in other submissions.

I trust that these views, especially those on natural environment (ignored by the Parish Council in previous consultations) will be used to inform the overall Vision, Neighbourhood Plan and the current considerations on Land Allocations.

My best wishes,



John D Peatfield

Response from John & Sue Shiels via email on 12/6/17

Tony,

We send this note in haste having just returned from holiday and conscious of tomorrow's (13/6) deadline.

With regard to the Plan in general:

1. The Plan is, essentially, a proposal for the (unnecessary) gentrification* of Burneside. Certainly there is room for some improvement but we feel that the scale of the Plan's proposals defy human comprehension !

In the matter of Housing for example. SLDC has proposed about ninety houses on the Willink field and in Hall Park. This number we believe to be inflated and represents SLDC's *wants* rather than Burneside's *needs*. A previous report (c.2008) estimated the village's *needs* at twenty-five dwellings - much more realistic. The BNP proposes up to three-hundred dwellings. Really? To paraphrase John McEnroe "this can't be serious".

2. We feel that the Community has not been engaged in the process of drawing up the plan. Sticking with Housing - was there really a Community expressed demand for the sale of land sufficient to accommodate three-hundred houses? We can't remember being canvassed to that effect.

On a microcosmic matter:

The proposed building allocation land on Carling Hill is arguably the smallest yet most contentious allocation in the entire plan. Such a tiny, isolated area - why? Our concern goes well beyond "nimbyism" insofar as such a development would not immediately effect our location, but the extension of utilities/services to the field would be a "Trojan Horse" facilitating further development in years to come. The threat to this "green gap" area by encroachment from Kendal is enough without our creeping South to meet it.

Tony we are appreciative of all the hard work that you and everyone on the Planning Team have clearly done and your obvious sincerity in wishing to improve the village but we feel strongly that this plan is much too grandiose and as such would serve to change the very nature of Burneside beyond recognition and *not* for the better.

We have some simple and much less costly ideas for improvements to the village which we will gladly outline if you wish.

A single sheet of A4 paper should do the trick!

Sincerely,

John and Sue Shiels.

***Gentrification:** The process of improving a district to conform to middle class tastes.

Best regards,

Christine, Peter, John & George.

SURVEY:

9th June 2017 Response Statistics & Comments from residents Number of survey forms issued to households 53 Number of forms returned 38 Return rate % 72% Total number of adult residents represented by responses 74 Q1. Should there be any business or residential development on Bowston SE? N o of resident responses % Yes 0 0% No 72 97% Left Blank 2 3% Q2. Should there be any business or residential development on Bowston SW? N o of resident responses % Yes 0 0% No 72 97% Left Blank 2 3% Q3. Should the views of Bowston residents to be taken into account as a separate community? N o of resident responses % Yes 72 97% No 0 0% Left Blank 2 3% Q4. Should policies be included in the Neighbourhood Plan which could lead to additional business or residential development immediately adjacent to Bowston? N o of resident responses % Yes 14 19% No 60 81% Left Blank 0 0% Comments from residents 1 Bowston should remain a separate community a7 not an annex of Burneside, which would, in our opinion, happen if all the planned housing went ahead. 2 Bowston is a quiet, Bowston Land Allocation - Burneside Neighbourhood Plan Bowston Residents Survey 23rd May to peaceful, safe little hamlet – Let's keep it that way. 3 Bowston should remain a hamlet. 4 In view of the extensions to Hall Park, do we need any further development at all? 5 No building on green field sites. Keep a green ring around areas of habitation. Build on brown field sites first. 6 Bowston SE should be 'covered' by a strong natural environment policy that precludes any development in the 'green gap'/river corridor (River Kent SAC) to preserve for all time that rural/natural character; plus protect that core aspect of the Parish. 7 The Bowston SW field floods by a third and it also has a gas main running through. The Hamlet of Bowston will be made twice as large if the development goes ahead. An odd bungalow is OK, but not a full blown development. 8 I don't wish to see any business development in Bowston. We already have 2 commercial places in the village – each bringing extra traffic and parking congestion. Residential development would also place unacceptable pressure on existing roads. 9 Bowston is a small community, 50 or so houses, these plans would double or more its size. There are no services such as a bus and the school at Burneside could not accommodate the extra children with at least another 50/60 families in the hamlet. 10 We haven't said yes or no to 1 & 2 because the answer would depend on the nature & scale of the development & support infrastructure. 11 The field between Bowston and the Sewage works and field by Meadow Close being considered for development are prime farm meadow land and should be kept as such. 12 Any development, no matter how small, will lead gradually to the loss of Bowston as a separate settlement. There is no proven need for additional housing, affordable or otherwise. 13 Beautiful Bowston is starting to resemble a slum area!!! No business, no social activities, NO PUB LATE NIGHTS, no more houses. There are no parking facilities, we want no more noise cars or people!!! 14 I am in favour of Bowston remaining as a small peaceful community with no further development, due to narrow access lanes & limited services. 15 1) We are vehemently opposed to any business/commercial development in or adjacent to Bowston. 2) Further, the scale of residential development proposed is horrendously disproportionate to the existing hamlet of Bowston. 3) If demand can be proven & justified then a SMALL residential development (max 10 houses) could be acceptably absorbed into the hamlet. 16 Bowston is a hamlet and should be kept as such. If businesses are needed surely there are enough empty to-let/buy places to be had in Kendal 17 Unfortunately we were unable to attend the exhibition at the Bryce Institute on 13th May, but we wish to object to any proposals or business development on the above named fields, which we understand are contained in the Neighbourhood Plan. 18 Access to the prospective developments is reduced to single lane from either direction due to residents' roadside parking. Additional traffic would be dangerous. 19 Open countryside/wildlife meadows/green gap between hamlet of Bowston & village of Burneside. 20 Bowston is a hamlet. It has no facilities, no bus route and not enough space for the current residents to park. This is not the place for further houses or businesses. Floods/drainage/sewers etc. all need consideration. 21 No need has been defined, or communicated, for any domestic housing or commercial property developments in or around Bowston. We certainly do not support any type of development in or around Bowston, which is a quiet and pleasant hamlet to live in. We do not want to see our quality of life deteriorate due to the greed of those seeking development of land around our hamlet.

Response from Sarah Hesketh, via the NP website on 12/6/17:

Name:

Sarah Hesketh

Email:

shesketh@live.co.uk

Phone:

07583988518

Subject:

Burneside neighbourhood plan

Message:

I strongly object the the proposed development in Bowston. Bowston is a small community. This is not the place for further houses or businesses. No need has been identified to justify the greed of those seeking development. Also no consideration seems to have been given to the increased strain on the drainage, sewers and lack of parking that already exists for residents. Brown field sites are a plenty around and surrounding Kendal that already have adequate infrastructure to support more homes/businesses. These should be considered first. Bowston is a beautiful hamlet, if this plan goes ahead it will lose its rural natural character and identity. Please give these points some consideration. Regards Sarah

Response from Phil Soan via the NP website on 12/6/17

Name:

phil soan

Email:

philsoan@gmail.com

Phone:

07961007292

Subject:

Opposition to Burneside neighbourhood plan

Message:

I would like to register my total and complete opposition to any development (residential or commercial) in our beautiful hamlet of Bowston. In fact I am dismayed that anybody could possibly see any benefit in it, unless of course, it was for their own financial gain. Narrow roads and lanes, lack of parking, no service infrastructures and basically a rat run between Kendal and Windermere is all that Bowston has to offer the developer. We need to keep our green fields, ancient woodlands and abundant wildlife, not destroy it. Burneside 'A world class community' Get real! - Keep it real! Improve the roads, widen the roads, (Hollins lane and Hall Park lane in particular) And improve parking. But please do not have any delusions of grandeur. Kendal has brown field sites a plenty and empty buildings, shops and pubs ripe for development. This a rural close knit friendly and idyllic hamlet and we should be allowed to live the lives we have chosen. Reagrds Phil Soan p.s (Can you please alter my name on the 'team' You mistakenly called me 'Nick Soan'

Response from Vicky Jones & Terry Atkin, via email on 13/6/17

Dear Tony

We are writing to express our concerns about the proposed land allocation site of Carling Hill. We feel the site is unsuitable due to the dangerous access onto the main road , it will also be an eyesore as you drive into our village , the houses would increase the run off of water even more onto the houses lower down , as happened in December 2015 . It would also totally infringe on Green belt land , changing the beautiful landscape ! Do we really need more houses ??

Regards

Vicky Jones & Terry Aitken

Response from Joan? Via email on 17/6/17:

Burneside Parish Council's Neighbourhood Plan is rash and ridiculous in its size.

Some say it is an attempt to push through this development under the Localism Act (quickly) in the hope the locals are too dippy to realise what's happening.

In no way do the dwellers of the Parish own this plan: it's been presented as a fait-accompli. We were told at meeting on 13 May it was "our" plan: we owned it.

Rubbish. Why?

Consultation has been minimal and ineffective. No leaflets have dropped though our letter box. At the meeting on 13 May, 90% of the Parishioners did not attend! If you are not into the internet, you are out of the loop. A small group are driving this plan forward; detractors are not welcome around.

Why all the haste? Too much of what is going on in this initiative is "confidential".

SLDC plan building 100 houses in Burneside. This plan adds another 200 houses making 300 in total. Just where has this figure for a further 200 houses needed come from? Where are your figures? Produce your figures!

Why, no financial figures? Just who benefits from turning a field, that only a cow can graze into one where a house can be built?

Where do those gains go and not go.

The main target - the losers that is - of this "plan" (or "plot", as someone remarked!) will be the residents of Burneside and Bowston. Burneside will morph from a village to an Estate and Bowston will be doubled in size.

Traffic will sky rocket, but at least the Railway Station will have been moved to be more "central" to the village! (sic). No thanks! Why fix something that doesn't need fixing. Again, where are the figures and who will be the financial beneficiaries of this scheme?

I'm against all the initiatives in this "plan" until the root drivers for it are declared.

Produce you figures for 200 new houses needed alongside your fiscal numbers and I will then look your plot again.

Joan

Response from Roger Leather via email on 15/6/17:

Ghyll Foot Bowston 12 Jun 17 BURNESIDE NEIGHBOURHOOD PLAN - RESPONSE LOCALISM AND LOCAL EGOS Local politicians, in cahoots with an eclectic amalgam of management types, professionals, land owners, offcomers and also-rans working in a bond of brotherhood and quasimodesty, have seen their opportunity in the Localism Act: and Burneside village is getting it full on. The proposed plan is gross over development. The voters don't like it, but the brotherhood see the Localism Act as their opportunity! The crowd are defiant; they will reject the plan at the vote and prevail. STEERING GROUP THINK The "plan" is exemplary of decision making by a group, where unchallenged, faulty decisions have gone forward through internal group pressures and external isolation: Group Think. At the Bryce (13 May) it was striking the absolute unanimity of the believers presenting; challenging questions were not welcome. Indeed, sighted is the pre-presentation in the Cropper Room: the Plan rep did not answer a single question from the villagers

present! And there were some really good ones – corkers! Rather they ran out of the room; so the villagers convened their own meeting instead! ...and wellordered and structured it was too. Meanwhile in the main hall, excessive optimise was in the air! ...it was just like a time-share sale, it was said, with villagers just “punters” to be ripped-off of their village and wellbeing...with all the benefits going – well – somewhere else! Oh! FALSE SIGHTINGS From the plans on show at the Bryce on 13 May, it was in the frame to e.g. change the school field to “mixed use” and build on the Bowling Green! Did no one in the Control Group not see these ideas as noddy? In a regular group, someone would have piped up – and sunk both ideas! As a help, it is a good start in a plan for any English village that a patch of green something should be in the middle of it (but not “mixed use”); and you thought you could take on the Bowling Green Club in the same shot! RED LINES TO BE CROSSED OUT The Land Allocation Map (13 May) had so many red and purple lines I asked myself, had in fact any preselection take place at all? It looked like red lines had been splattered everywhere – until the red pen ran out. Perhaps, I thought, I had been issued with an erroneous copy; or the colour printer had gone haywire – but no. In reality, the allocation plan looked like it had been produced by a couple of kids sat round a kitchen table on a wet Sunday afternoon. I could not see what was smart about the majority of sites ringed; I could see no practised eye in its preparation; in aggregate, and in summary, I saw no astuteness in the product at all. Someone was aiming to gain from this plan, but it wasn’t Burneside villagers. [Of course, the gambit was the old trick of asking for far more than you need: the extreme position. Then give way on some minor elements, thus ostensibly showing contrition and reasonableness, but for sure keeping back the really profitable bits and hope “they” will now vote for it].

BURNESIDE NEW TOWN The community has seen the Councils/Steering Group’s work; they stand back in amazement! Suddenly Burneside (not the Parish, but just Burneside) needs 300 hundred houses! OK! Put your methodology on the table! Show your workings! Maps doodled with red lines accompanied by sweet words is not enough. BURNESIDE SITES – FORGET THEM Sorry, SLDC has 3 sites in Burneside allocated for housing already. Job done. Forget yours. Simple. BOWSTON SITES – FORGET THEM TOO Burneside Parish Council is determined Burneside remains an entity distinct from Kendal. Similarly, Bowston (and White Foot), are determined they remain distinct entities from Burneside: Bowston is a hamlet and should remain a hamlet. The current “plan” to build in open countryside to the SE and SW of Bowston is to be forgotten. This, together with the “plan” to build immediately north of Burneside would create an almost continuous ribbon development from Burneside to Bowston. The Westmorland landscape is not about ribbon development along its lanes; it’s about distinct settlements; small scattered communities whose people are deeply attached, prize and treasure them (note all you offcomers). Both sites are green fields: prime meadow land. They should be left so. The Bowston SE site floods and the SW Bowston site is juxtaposition to a toxic dump: only knows what is tipped there. Development at these sites would double the size of Bowston: this is a planning no-no. The idea that mixed development is proposed is noted. Is this (only) because of the higher Civil Infrastructure Levy on mixed development? Some say yes. Of course, SLDC has looked at both Bowston sites in the near past – and rejected both. So, to confirm, forget the Bowston sites; I’m against any development on the periphery of Bowston. Bowston is ideal; you cannot improve it. Rather, your plan would ruin it.

DOWN YOUR WAY SITEINGS Still keen on a putty medal? May I suggest sites are explored particularly, say, up Hollings Lane, where easy access to Windermere road, and the Kendal link, would enable commutes south to Kendal, Lancaster and Preston or into the central Lake District; avoiding congestion through Burneside. Also Bonningate; ideal for an estate (with some mixed use thrown in) especially with its easy access to Plumgarths Roundabout. FAR SITED I have come to realise how thorough SLDC Planning is; but conversely how the Localism Act has opened the door to gross indulgence by amateurs, and others, with carteblanche to push rash ideas. Someone is hoping to land on their feet with this plan, but it is not the Burneside community. As I said earlier, the crowd are defiant; they will reject the plan at the vote and prevail. Roger Leather

M&M
MUNICIPAL COUNCIL Land allocations
Burneside Neighbourhood Plan.

Bawston SW & SE

Both good sites with good access

Winter Lane NW & SW

Despite reservations about building on green field site I feel these are a good option with good access & less visual impact than Winter Lane NE & SE

Winter Lane NE & SE

as above but feel there would have a greater impact on local landscape aesthetics.

Willink Field ✓ good, once Sparks fields have been reboated. Would prefer to see development here than on Winter Lane (could Sparks fields go on Winter Lane plots?)

Behind Holme houses X

Poor access & close proximity to river bend & woodland. High environmental impact for a small plot

Melmore gdns, Station Yard,
Gowran Lee & engine sheds

Potential to become a central hub of the village. Redeveloping dev sites within village appears more than green fields.

Car park & Steeles row

Yes if car parking issue is resolved & Development is planned to enhance the village

Hall Park NW & Settling Tanks^x frontage

I feel these 2 small green spaces should be kept as part of a patchwork of green & trees within the village

Hall Park extension ✓

Yes, but what about access?
Could a lane with foot/cycle paths be added across field to Brinsford Pond (bridge over river?)

Roger row^v ~~green~~ potentially every central space to the village

Behind churchyard^x

Another narrow strip of green next to river.

Land behind Mill & North of mill^v

~~The mill is well~~
The visual impact of the mill is well managed by shelter belt of trees, building outside this would have a negative aesthetic impact ~~when~~ when viewed from surrounding hills. (The mill, although hidden, ~~still~~ is still the biggest eyesore in the local landscape. Any further development would add to this).

How about a public, free to use Skate park & bike track in the village? & a circular walk around the village.

Letter advising the Parish Council from

Stewart and Anne Menzies

29th June 2017

The way for the Steering group to make the community feel more involved is simple. It involves local people communicating with local people,----always keeping in mind the following:

Listen-- to what people have to say. They might have useful ideas and views and these should be respected. It seems odd that there has been no meeting of the full Planning Team to discuss the fresh approach---especially as they are often cited as the evidence of community involvement.

The Vision Document had the disadvantage of not being produced through consultation with a large number of residents. Should there be a fresh attempt to find out what residents want to see in the future? Outside consultants can possibly bring certain expertise and ideas but are not necessarily the best people to engage in this dialogue as only those who live in Burneside can decide what is right for them.

Engage-- accept that other points of view are valid. All of us appreciate we are lucky to live in Burneside and want to make the village a good place to be in the future. We all have to be prepared to change our minds if given a good reason to do so. We were concerned at the last meeting at the idea of proceeding with Environmental Assessments of sites when many of the sites had received widely negative feedback at the Bryce Institute event; this could give the impression that the result of Public Consultation on Land Allocations was being ignored.

Explain--tell us why the ideas in the plan will make the village better. Explain how some of the changes will be paid for. The CIL will raise about £125,000 for every 100 houses-- a useful sum, but very quickly used up in development projects. Is other funding going to be available?

Evidence--produce evidence of how each suggestion will benefit the community. Especially provide evidence for why the suggested number of houses in the Plan is being put forward. This is not clear at present and the Vision Document is confusing

on how many houses are needed to sustain the services the village needs. Large scale development can't be justified just on hoping it will bring the changes that are sought, and surely we cannot assume that more people in the village will automatically improve facilities and services.

Finally, we have been sad to see (on Facebook especially) residents concerns treated with such disdain and dismissal and the suggestion that those raising concerns were wishing to "destroy the Plan"---which we don't feel applies to anyone we know. This does not seem the way to conduct a useful dialogue, and it would be good to think that approach is ended.