

Objections to Commercial/Industrial Development at Meadowbank Shap Road Kendal by Skelsmergh and Scalthwaiterigg Parish Council.

Following discussion at a recent parish council meeting, and having taken both written and verbal views from parishioners, the parish council wish to raise the following objections;-

Landscape/Environmental

The primary ground for objection to this application is based on the fact that the proposal exceeds the development boundaries (ref. Map 1.2 Kendal North East) adopted as recently as 2019. Specifically, the development encroaches on the parish by extending across the access road of Gillthwaiterig Farm onto meadowland forming part of the distinctive rural character of the local landscape. This is a boundary which the council urges the planning authority to be most reluctant to breach, as representing a dangerous and irrevocable precedent.

The character derives from the extensive drumlin field occupying the land North-East of Kendal, one of the best examples of the so-called 'basket of eggs' features in the country and one highlighted in the Skelsmergh and Scalthwaiterigg Community Plan 2009 as part of the highly-valued local characteristics. The imposition of industrial/commercial buildings in this sensitive location would be both alien and intrusive, compromising at a stroke the quiet rural appearance of the parish boundary and enjoyment by the public from the public footpath which crosses the field. Although the massive extension of development towards Gillthwaiterigg falls outside this parish similar objection may be made as to the scale and impact on the surroundings, already dominated by the Lakeland warehouse. Siting buildings on lower ground between drumlin forms as suggested in the landscape appraisal (para 5.9) is a specious solution which would do nothing to ameliorate the damage which would be caused.

The assessment of change to landscape character as 'negligible' (para 5.30) is not accepted.

In making earlier representations regarding development on the land identified on the 2019 Development Plan this council were encouraged to know that, as a result of initial criticism, a tree screen was proposed by the developers on the area now proposed for buildings. The absence of any substantial screening in

the present application is further cause for objection as would be tree planting further into the meadow, which would inevitably mask the drumlin land form to its detriment, two sound reasons for resisting development in the field in the first place..

Highway safety

The introduction of 1400 new workers (developer's projection) and the consequent increase in traffic movements from these and commercial uses is cause for considerable dismay and objection locally.

The council notes the abandonment of the earlier approved roundabout (serving a much smaller development site) and notes the substitution of a widened approach lane. For residents of the parish reliant on the A6 for access to Kendal this is a retrograde step and one requiring reappraisal in the interests of highway safety whatever the final determination of the application. Similar reappraisal of cycle and pedestrian access should also take place.

Concerns regarding the impact of traffic on local wildlife have been submitted to the council.

Lighting

It is already evident that lighting of both industrial/commercial, sports and retail premises have had (and continue to add to) detrimental impacts on the night-time environment north of Kendal. In the council's view, a development of the scale proposed would add to such impacts to an unacceptable degree, adversely affecting the amenity of residents and the comfort and safety of road users, matters which the imposition of conditions would be unlikely to materially diminish.

Food outlets

The presence of food concession outlets on site would add to highway hazards, i.e. ; an increase in traffic turning onto the site.

The council have concerns that signage and advertising for these concessions would add an incongruous element at the boundary at odds with the rural character of the parish

In conclusion the parish council object to the development

