

EL4065b Letter 28 April 2017 from Chrissie Halsall to Inspector, May Hearing

Lockholme Bed and Breakfast



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28 March 2017

Dear Kirkby Stephen Town Council, Mr Hutchinson and Eden District Council,

Further to the meeting my husband and I attended on Tuesday March 7th, we wish to make it known our views and objections to the proposals in the Eden Local Plan. We are new residents of Kirkby Stephen, having purchased Lockholme on South Road, in January 2016, after several years of searching, with plans to renovate and open as a small Bed and Breakfast business.

During the purchase, we were aware that the field opposite the property, known as KS11 and KS25, had been proposed as a possible site for housing development, but informed that it had then been dismissed as unsuitable for several reasons until 2032. We went ahead on that strength, as one of the main criteria for our purchase choice was the location. It has a fantastic rural connection, open views, fields, countryside to the front, perfect for working in the growing tourism business of this amazing area, which is increasing healthily, especially now the Yorkshire Dales National Park Boundary has been extended so near .

We are now devastated to hear of these recent developments which has now brought KS11, back into the equation.

- We wish to state a clear objection to the proposal of allocating the site of KS11, KS25, in the Plan intended for Kirkby Stephen, when it had been previously discounted deemed unsuitable. No explanation has been given as to why it has recently been placed back on the Plan.
- KS11/25, alongside the A685, is the only Green space within the Town Boundaries. Kirkby Stephen is a linear town and there isn't a Park within the boundaries. The field KS11/25, is and has been historically well loved for generations, cherished and appreciated by everyone, whether they are local, visitors, tourists, families etc. It is described as a green site in the 2014 document, has a **Public Right of Way** through it and gives the town the most amazing feel of being in the countryside yet also in a town. It is a unique and precious asset to the town, the ONLY place with iconic views of the Nine Standards, which are part of the famous Coast to Coast Path, which brings tourism and huge numbers of walkers and visitors to the town.

- We request the Council to discuss why the extra 1% allocation has very recently been added, which seems extremely unfair. It could be investigated that the 1% could be allocated elsewhere, such as small villages/ key hubs, which have been reduced from 28 to 12? Kevin Hutchinson did state at the meeting, that some villages/key hubs were very keen to have more houses than they had been allocated? Public Transport appears to have been a criteria to use, yet Kirkby Stephen has lost its Bus Service and the train station is a mile south of the town, a difficult walk with steep hills. The number of houses proposed is totally disproportionate to the town, especially compared to other areas in Eden.
- We request to be able to use the large number of objections (102 letters) that were presented previously against the development of KS11, which was rejected from the Plan, alongside the current campaign which has collected a further 104 objections to date. They all show the consistent and historical high level of feeling against these sites being developed.
- We request other sites to be considered, such as Stobars 29 houses and the Dargue's land, approximately 35 houses with further potential, as well as other pockets of development, for the allocation, as they are not presently.
- We wish to state that there are also many other reasons why we object to the Plan, and the extremely high number of houses involved, such as general infrastructure, lack of employment, transport links, facilities such as schools, GP services, Medical Centre, traffic congestion, communications, drainage and flood problems, which are all huge discussion points, in their own right.
- We wish to inform, on Mr Hutchinson's suggestion to talk to the local MP, that Mrs Halsall has met with MP Rory Stewart on 10/03/17 and discussed these issues. He did state he would write to Eden Council on her behalf with reference to the Neighbourhood Plan. Mr Stewart has since written to Mrs Halsall on 17/03/17 and the letter is available for you to read. There has been a further communication from him on 3rd April, informing Mrs Halsall that he has written twice to Mr Hutchinson and the EDC supporting her concerns.
- We request the Town Council realise the huge and detrimental effect such a development on KS11 would have on our new B&B business. We have put everything in to this new lifestyle/business venture, avidly promoting the town and area. Our location is our Unique Selling Point, as our main market, the Coast to Coast walkers and other walkers and visitors, are very passionate about where they stay. Tourism is vital to the town and area and its importance must be acknowledged
- We feel there are other sites more suitable that would allow the town to grow, BUT retain its character and the unique connection with the countryside, without having such a negative impact on the landscape and the people who live in it. We understand that development is inevitable, but hope that the local peoples' views are taken into account and the sites chosen are the most appropriate. The Green area of KS11/25 and also including KS17 and KS24, are such a huge asset to the town and envied far and wide! They should be protected to maintain this precious natural stretch of beauty so embedded in the town.
- With reference to the White Paper 'Fixing our broken housing market' 07/02/17, with problems that have now been recognised, Communities

Secretary Sajid Javid sets out 'new measures to ensure the housing market works for everyone' by

'getting the right homes built in the right places',

'ensure development take heed of local people's wishes' 'continue maximum protection for the green belt'.

Councillors are expected to develop in 'locations well served by public transport'.

As far as can be seen so far, this is not happening in Kirkby Stephen.

- We are happy to discuss further any of these points and we will be attending all the future meetings.

We request that you protect KS11/25 from development on our behalf.
Yours Sincerely

Mr Joe Halsall and Mrs Chrissie Halsall
Owners

Lockholme Bed and Breakfast