

## **South Lakeland Local Development Framework**

### **Land Allocation Development Plan Document (DPD)**

#### **Public Examination – Consultation on the Updated Schedule of Proposed Main Modifications to the DPD**

I write to express the company's concerns over the proposed modification to Policies LA1.6 and 5.34 relating to the Ulverston Canal Head Business Park and policies 5.43 and 5.45 relating to the Canal Head Mixed Use Site.

The Canal Head area of Ulverston has for some considerable time been the subject of regeneration proposals in an attempt to create a 'gateway' into Ulverston by opening up views to the Canal. I am of the opinion that the proposal modifications to the DPD will further delay and stifle any regeneration proposals and lead to piecemeal development incapable of then delivering the aspirations of the local community. It is inevitable that in regeneration projects of this nature that several landowners will have interests and for differing reasons may have opposing views of how and when development should take place. The majority of landowners though around Canal Head are fully supportive of comprehensive redevelopment proposals.

#### **Policy LA 1.6**

The proposal to amend the boundaries of the Strategic Employment Site (E30) by reducing the size from 6.43Ha to 2.10Ha is inappropriate. It is acknowledged that the recently consented site of 2.10Ha would be phase 1, the whole of the larger acreage (E30 should remain a Strategic Employment Site.

#### **Policy 5.34**

The original allocation of the 6.43Ha as a Strategic Employment Site was in part designed to aid the Regeneration Priority Area of the Ulverston Canal Head. By reducing the size of the allocation to 2.10Ha and identifying the remainder of the land as a Broad Location for Employment Development will have a severe detrimental effect on the deliverability of the Canal Head regeneration. It is acknowledged that the Council can only be 100% certain that the allocated portion will come forward quickly, however as a result of the proposed amendment the remainder is now unlikely to come forward in the plan period as will be seen as a longer term development opportunity. Whereby if the allocation remained, the first phase of development could provide the catalyst for future development.

#### **Policy 5. 43**

The proposals to change the Ulverston Canal Head Mixed Use allocation to a 'Regeneration Opportunity' will have the effect of further delaying the redevelopment of the Canal Head area. This will conceivably lead to further neglect in the area where there is already parcels of vacant derelict land with land owners unsure whether to commence development in a piecemeal fashion or await more comprehensive proposals. This scenario would create the opposite effect of that required in producing the 'Gateway' into Ulverston. I would also add that if the regeneration of the Canal Head and Basin took place in a comprehensive manner; opportunities exist to address flooding problems in the area with the possible utilisation of the Canal for discharge of surface water. This opportunity could be missed if redevelopment is delayed indefinitely.

#### **Policy 5.45**

The deletion relating to the production of a Development Brief for the Canal Head area further delays potential development beyond the plan period and as such I respectfully suggest that a

Development Brief is prepared to emphasise the importance of this site and the adjacent Strategic Employment Site.