



BB/LWJ/1897RA-44 AMcN SLDC

21 August, 2013

Please reply to our office in: **Kendal**

**Transmission by email only to: A.McNeill@southlakeland.gov.uk**

Mr Alastair McNeill  
South Lakeland District Council  
South Lakeland House  
Lowther Street  
Kendal  
Cumbria  
LA9 4DL

Dear Alastair

**Local Plan Land Allocations – Public Examination  
Consultation on the Schedule of Further Proposed Main Modifications to the Local Plan – Land Allocations**

I refer to your letter of 25 July, 2013 in respect of the above and I am enclosing a letter from Mayer Brown Transport Planning Consultants in respect of site R103M, which is referred to in the modifications as number MM080.

The change is one which includes the phrase:

*“The primary access to the site should be off Brigsteer Road.”*

The original text then goes on to talk about pedestrian and cycle links to other roads in the area, but makes no mention of secondary accesses for vehicles. Whilst it is accepted that the reference to a primary access implies that there will be secondary access points, we know from experience that many who object to development tend to argue on any ground that they can that something is not in accordance with the adopted document. The suggested change therefore put forward in the Mayer Brown letter would avoid any such problems in the future. That change reads:

*“The primary access to the site should be off Brigsteer Road, with additional vehicular access being provided via Cedar Grove as appropriate to enable build out of the site in an efficient manner.”*

Indeed the second document that is part of the public consultation, being the clarification document from Highways Consultants Aecom, states:

*“The primary access route to the site should be from Brigsteer Road. Secondary access points to the site are desirable to ensure permeability and integration and would likely be*

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*from existing cul-de-sac ends surrounding the site. However, these are not a requirement for delivery."*

Given that this statement occurs in the highways advice it does seem sensible that it should be repeated in the main policy document itself.

I hope therefore that you will be able to accede to this request and invite the Inspector to make the necessary adjustment to the document.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B Barden', is shown on a light grey rectangular background.

**Brian Barden**

Email: [brianb@abbott-associates.co.uk](mailto:brianb@abbott-associates.co.uk)

**Enc: Mayer Brown letter 14.08.13**



14<sup>th</sup> August 2013

**Brian Barden**  
Steven Abbott Associates  
130 Highgate  
Kendal  
LA9 4HE

**Our Ref** NW/RA/KENDAL2.1  
**Your Ref**

Dear Brian,

**RE: PROPOSAL FOR RESIDENTIAL DEVELOPMENT LAND AT STAINBANK GREEN, KENDAL**

Mayer Brown Ltd have been instructed by Russell Armer to provide additional information in relation to access options for the potential residential site, known as R103M within the South Lakeland District Council Land Allocations Development Plan Document (May 2012).

We previously note that in a review by AECOM (Further Highway Evidence to Support Submissions SLDC Land Allocations DPD, March 2013, AECOM), which included Cumbria County Council's comments, that the site was acceptable in terms of highways and could achieve the required accesses. Our letter of 11<sup>th</sup> June 2013 references these reviews. During this process it was also confirmed that the access points noted at Brigsteer Road and Cedar Grove are available to the R103M sites developers, without the need for third party involvement.

Since the SLDC Land Allocations Examination Hearings in June 2013, document Ex061U has been produced outlining the Main Modifications proposed during the hearings.

In reference to modification number MM080 in relation to site R103M we wish to request an update for clarity purposes to the proposed text.

The proposed updated wording in MM080 is noted as '*The primary access to the site should be off Brigsteer Road*'.

We propose an update to the wording in MM080 as follows '**The primary access to the site should be off Brigsteer Road, with additional vehicle access being provided via Cedar Grove as appropriate to enable build out of the site in an efficient manner**'.

**Reasons for amendment**

Overall the site is proposed to be built out with a consortium of developers who are working together to form a joint Masterplan to take the site forward. This approach ensures that good accessibility and permeability is provided, maximising the potential to integrate the site within the existing highway structure.

The site therefore benefits from flexibility of build out. Story Homes are to access onto Brigsteer Road, with Russell Armer providing access points to Cedar Grove, as well as three additional pedestrian routes locally. This range of links aids sustainable connections and permeability of the site with the existing neighbouring urban areas.

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We note that both Brigsteer Road and Cedar Grove provide future vehicle accesses to development. The Cedar Grove access to Russell Armer homes land is not reliant on the Brigsteer Road access to Story land and visa versa.

Access to at least 100 dwellings can be provided off each access prior to the need for internal connections within the site. This flexibility assists the build out of the site.

The Cumbria Design Guide Volume 1 Layout of New Residential Developments, December 1996, Cumbria County Council, in paragraph 4.1.19 states '*A Major Access Road would normally serve from about 100 to 300 dwellings*'. In paragraph 4.1.20 the guide notes '*Minor Access Roads are residential roads with footways providing direct access to individual dwellings or parking areas. They are expected to serve up to 100 dwellings.*'

As the details of the development masterplan are progressed the type of access roads can be finalised. At that time the final figures on the number of dwellings which can be accessed from Brigsteer Road and Cedar Grove prior to internal connections or alternative emergency accesses being introduced will be confirmed.

To reiterate as part of the wider site masterplanning the connection of internal parcels of land are of benefit to the wider site development and therefore are being sought. However, the proposed clarification of access points is required to ensure the site is promoted in an efficient manner.

We hope that this information is useful but please do not hesitate to call if you have any further questions.

Yours sincerely



Mark Butt

Technical Director

For and on behalf of  
**Mayer Brown Ltd**

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