

**Representation on the Soundness of the  
Land Allocations DPD**



**Planning Branch Ltd**

**In relation to SHLAA site RN35 - Land adjacent Cartmel Old  
Grammar, Cartmel, Grange-Over-Sands**

**Applicant: Ms Joyce**

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## 1.0 Introduction

The following document provides a representation on the soundness of the South Lakeland Land Allocations Development Plan Document (DPD); commenting on its justification, with regard to research / fact finding, and the decisions / conclusions which are made in the plan. The focal point for this representation is concerned with the following site:

1. The submission of SHLAA site RN35 - Land adjacent Cartmel Old Grammar, Cartmel, Grange-Over-Sands

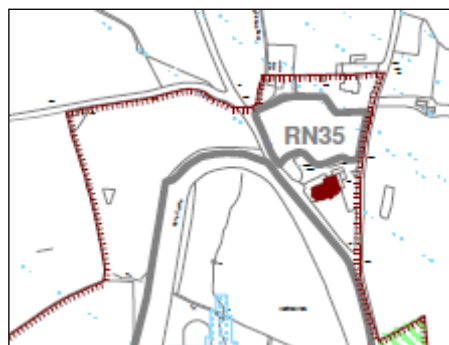
This assessment aims to call into question the robust and credible evidence base upon which the DPD is founded.

## 2.0 Purpose of this Document

This document has been produced in response to the exclusion of SHLAA site RN35. The justification received for the sites removal is as follows:

*'The Council has decided not to allocate sites for residential development outside of Principle, Key or Local Service Centres i.e. the Council will not be allocating sites in small villages and hamlets or in the open countryside as part of the Land Allocations process.'*

### Map Extract of Site:



**Site Details:**            **Gross/Net Area (hectares):** 0.49/0.44  
                                 **Possible yield:** 13 (30dph)  
                                 **Brownfield or Greenfield:** Greenfield

### 3.0 Justification for Site Inclusion

Planning Branch has undertaken an assessment of SHLAA site RN35 and is of the opinion that there is justification for its inclusion based on the following criteria:

- a) Character of Settlement
- b) Site Location
- c) Sequential Analysis

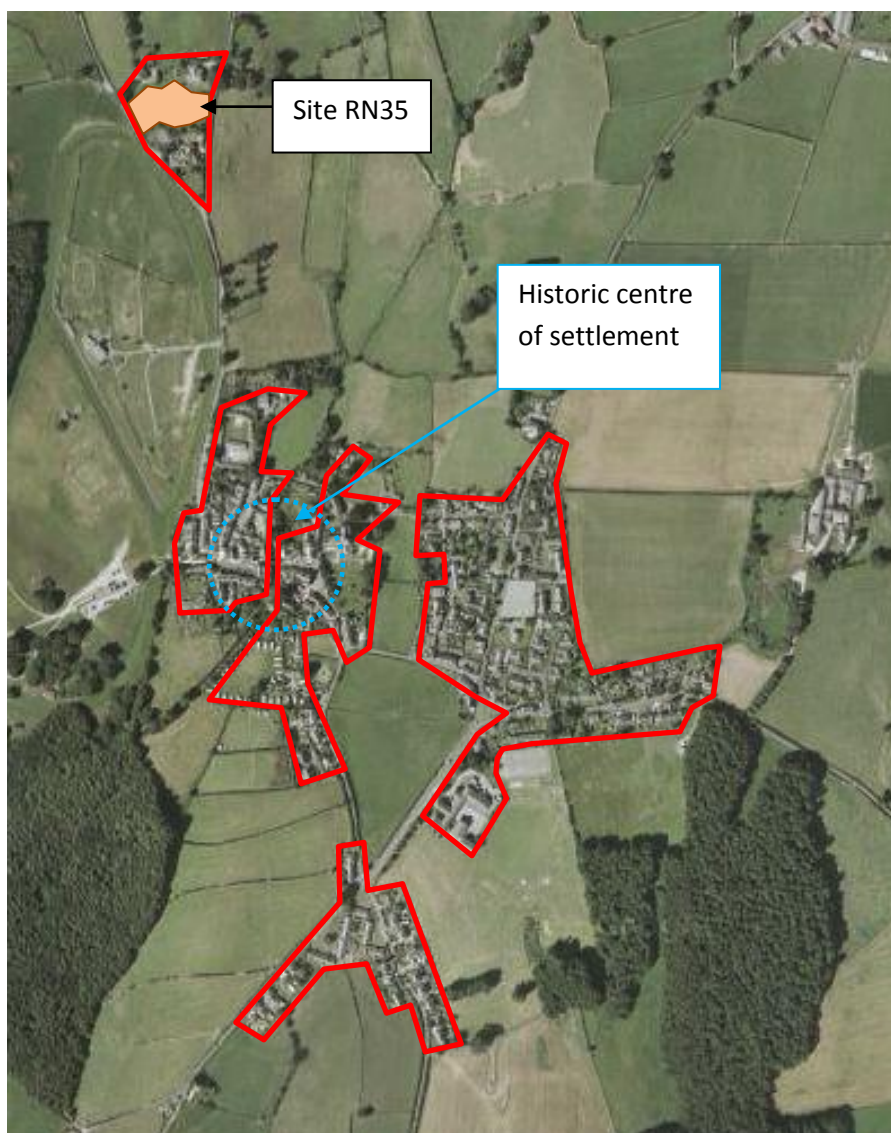
#### Character of Settlement

Figure 3.1: Aerial image of the settlement of Cartmell



The settlement has no rigid developed form and development pattern, comprising somewhat unrelated dense linear forms developed adjacent to the highway infrastructure serving the settlement. This ribbon form of development is a consequence of constraint by the existing settlement form, community open spaces and flood areas within the confines of the settlement. The infill development of the identified site would act to emulate and reinforce this type of development to the northern extent of the settlement and would act to prevent any adverse detracting resulting from an over concentration of development within the central element of the settlement as would result from the development of the extensive site existing to the east of the settlement. As is illustrated on figure

Figure 3.2: Aerial image highlighting ribbon settlement pattern of Cartmell



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It can be argued that the current development boundaries for Cartmel, as identified by the Land Allocations DPD are unduly restrictive to the development pattern of the settlement, and as a result detrimental to the preservation of the settlement pattern. As can be interpreted from figure 3.2, development of SHLAA site RN35 would be in conformity with the existing settlement, and relate well to the centre of Cartmel.

### **Site Location**

Figure 3.3: Site Location



The site is located to the north of the settlement of Cartmel approximately 430m north of the defined settlement boundary. Although outside the settlement boundary, the site is located on a bus route. Per the justification for the location of the residential care facilities adjacent to the application site, under planning application reference 5980488, the site is located within walking distance of the central village facilities (c.570m), Cartmel Church (c.670m) and Cartmel School (c.1.1km) utilising the existing highway and pedestrian infrastructure, reducing the reliance upon private care usage to access the key services located within the settlement of Cartmel.

At a normal pace it takes 7 minutes to walk from the site to the shop and pub in the village of Cartmel.

In addition to the information relating to the general level of overall need for residential accommodation in this location. Specific need for older persons one and two bedroom accommodation is identified within the SHMA.

Older 1 Bedroom	8% (6 dwellings x 74.1% = 4 per annum)
Older 2 Bedroom	7% (5 dwellings x 74.1% = 4 per annum)

Given the relationship to the existing care facilities the development site offers a primary opportunity to procure an inclusive mixed community incorporating independent and sheltered elderly people's accommodation to meet this overarching need within this retirement settlement. The proximity to the facility would offer significant potential for social interaction to the benefit of the occupant's mental health and quality of life.

### **Sequential Analysis**

As previously discussed, given the character of the settlement and its site location, the interpretation given by map 34 of the Land Allocations Emerging Options Consultation (see appendix 1) can be deemed unjustifiable. Site RN35 should not be classified as a site within the open countryside as it relates well to the adjacent settlement of Cartmel, it is therefore inaccurate to classify the site as being removed from a settlement.

On this reasoning the council's decision not to allocate the site for residential development due simply to the fact it is outside a key, principle, or local service centre is unsound. As a result of which a sequential analysis has been carried out to consider how the site performs in comparison to the other suitable sites within Cartmel.

### **Sites R112 & ON17**

Although within the development boundary, the land area does not relate well to the character of the settlement within Cartmel. Over development of this site would result in an over concentration of dwellings to the east dramatically and irreversibly altering the development pattern of the settlement and therefore serving to erode the character and organic expansion of Cartmel.

Figure 3.4: Site R112 & ON17 (Included within Land Allocations DPD)

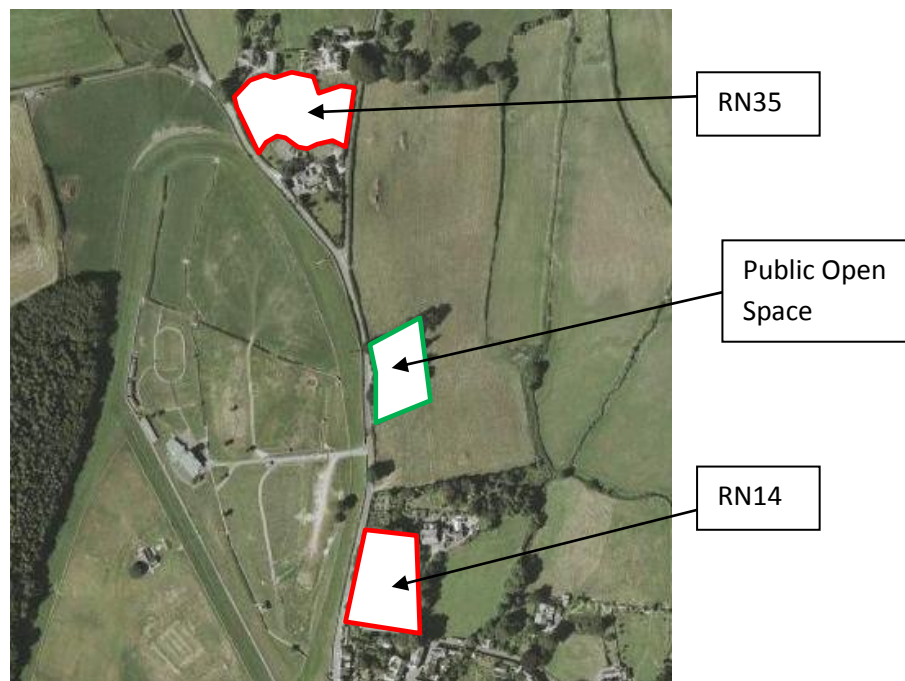


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Access may also be a concern, with only one point of entry/exit serving the development and feeding onto the highway.

### Site RN14

Figure 3.4: Site RN14 (Included within DPD) and discounted site RN35



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Despite being within flood risk zone 2 site RN14 does respect the existing development pattern of Cartmel, and unlike sites R112 & ON17 it is of a modest scale as to prevent the over concentration of development within the central element of the settlement.

It is proposed a phased development of sites RN14 and RN35 could occur, thereby ensuring that that RN35 relates well to the settlement of Cartmel in terms of its proximity to the central element without detracting from the existing development pattern of the settlement as would occur if sites R112 & ON17 are to be included.

The phased development of sites RN14 and RN35 would safeguard the settlements character and organic ribbon form of expansion whilst taking advantage of infill sites with strong access points, and together would provide the housing need for Cartmel.

#### **4.0 Conclusion**

From the assessment carried out by Planning Brach it is evident there are strong grounds for SHLAA site RN35's inclusion within the Land Allocations DPD. This report brings into question the robust and sound basis on which site selection has taken place; bringing into contention the credibility of the document.

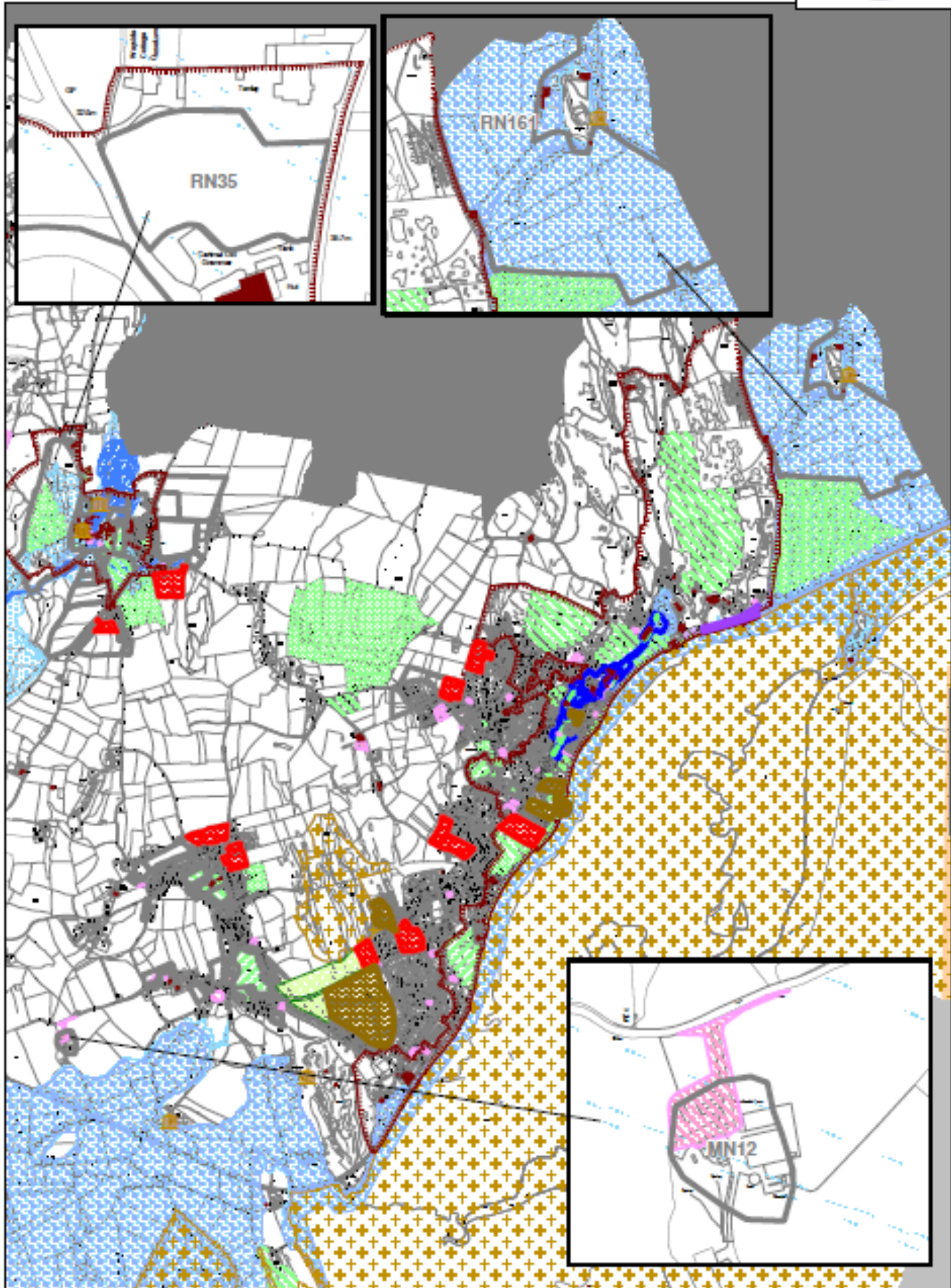
- When assessing site RN35's potential for inclusion within the DPD the character of the settlement of Cartmel was overlooked, and as a result the site was misidentified as being within the open countryside.
- When considered as a site within the Cartmel settlement RN35 together with RN14 sequentially outperform included sites R112 & ON17.

## **Appendix 1**

Extract from the Land Allocations Emerging Options Consultation  
By South Lakeland District Council

Map 34: Open Countryside sites in Cartmel Peninsula

# Open Countryside sites in Cartmel Peninsula



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