

**THE SOUTH LAKELAND LOCAL PLAN**  
**LAND ALLOCATIONS DPD MAIN/ADDITIONAL MODIFICATIONS EDITION**  
**(APRIL 2013)**

**REPRESENTATIONS ON BEHALF OF STORY HOMES**

Story Homes wish to make representations to the South Lakeland Local Plan Land Allocations DPD Main/Additional Modifications Edition (April 2013). These relate to the following:

- Policy LA1.4 (Broad Locations for New Housing);
- Tables 1A (Overall Housing Requirement and Balance between Settlements) and Table 1B (Overall Housing Requirement and Allocation Phasing);
- Policy LA2.6 (Land South of Natland Mill Beck Farm); and
- Policies LA2.4 (Land at Kendal Parks), LA2.7 (Land at Stainbank Green), LA2.15 (Land north of Sycamore Close, Endmoor) and LA5.6 (Land off Cross-a-Moor, Swarthmoor).

For clarification Story Homes also have issues in relation to the viability assessment carried out to inform the Plan preparation, with their views represented by the submission made by Garner Associates, under separate cover, on behalf of the Cumbria House Builder Group.

**Policy LA1.4 – Broad Locations for New Housing**

Story Homes consider that bringing forward the 'Broad Locations' for development as part of a 'future Local Plan' (from 2022 to 2027) raises significant uncertainty in terms of the current Plan's ability to meet the Core Strategy's housing requirement, with particular reference to the housing requirement for Kendal. Kendal is the principal Key Service Centre for the District and, as such, it is critical that the housing required for Kendal is fully deliverable within the Plan period.

Representations have already been submitted by both Story Homes and Garner Planning Associates, on behalf of the Cumbria House Builder Group, raising concerns that the Plan does not provide for sufficient housing to meet the Core Strategy distribution of housing by settlement category. Further representations have been submitted to the Main Modifications DPD by Garner Associates (Doc ref: CNG/226/CSL) with this confirming, in Tables 1 and 2, that there remains a shortfall of 1516 dwellings across the District and 561 dwellings for Kendal respectively, as a result of the proposed phasing, incorrect windfall allowance and no allowance for slippage.

Notwithstanding this position, and in relation specifically to Kendal, even based on the figure of 1773 dwellings as being required by the Council for Kendal by 2025 within the Main/Additional Modifications Edition, the housing allocations proposed for Kendal do not provide the certainty required to consider the Land Allocations DPD sound. Modified Policy LA1.3 (Housing Allocation) of the Land Allocations DPD allocates sites in and around Kendal for a total of 1,366 dwellings for the period 2012 to 2025. In order to make up the shortfall of 407 dwellings, the Council propose to bring forward a combination of the two Broad Locations and the mixed use regeneration site at Canal Head, via a 'future Local Plan', during the period 2022 to 2027.

Addressing the deficiency in housing numbers between the 1773 units, identified by the Council as being required for Kendal, and the 1,366 units provided by the proposed housing allocations through a 'future Local Plan' from 2022 to 2027, presently deems the Plan unsound as it provides no degree of certainty that it delivers the Core Strategy housing numbers required. The phasing of sites is based on the following local authority assumptions:

- A maximum annual yield of 30 dwellings per site;
- Up to one year to prepare a development brief;
- Up to two years for design and consent on sites of more than 40 dwellings.

Allowing for these assumptions, factored into the delivery of housing sites by the local planning authority, and on the basis that the 'Broad Locations' and Canal Head are brought forward via a new Local Plan from 2022, potentially this could only allow a maximum contribution to Kendal's housing land requirement of 90 units per Broad Location and Canal Head up to the end date of 2025. This contribution would fall well short of the numbers

needed to supplement the proposed housing allocations in order to meet Kendal's overall housing target to 2025. This would mean the Plan was not effective in terms of ensuring the Plan was deliverable over the Plan period (2012-2025) and therefore fails the test of soundness.

In order to assist in overcoming the uncertainty created by the Council's current proposal to progress the Broad Locations via a 'future Local Plan', and thereby ensure the Plan is sound, Story Homes is of the view that the Broad Locations need to be included within the Land Allocations DPD as specific housing allocations and, in addition, ensure that their phased release is timed to ensure that they are able to fully deliver their housing numbers within the Plan period. Allowing for the proposed yields of 200 units apportioned to each of the Broad Locations would mean the sites would need to fall within Phase 2 (2017-2022), with the indicative nature of the proposed phasing also allowing for deliverable sites to come forward earlier in the Plan Period.

Given the more complex planning issues associated with the mixed-use regeneration scheme on the Canal Head site, it is considered more appropriate to progress this site via a new Local Plan.

The Council confirm, at paragraph 2.32 of the Land Allocations DPD, that 'Broad Locations' are locations which:

*"although suitable for development in technical and sustainability terms may be subject to ownership constraints or may require a more detailed investigation before they can be allocated".*

Whilst the Council indicate, at paragraph 3.31, that the Appleby Road 'Broad Location' is currently not available, the Burton Road 'Broad Location' is under single ownership and is, therefore, fully deliverable. In addition, it has actually undergone the same, and in some cases, a greater level of assessment and investigation than sites which are presently the subject of housing allocations within the Land Allocations DPD.

For clarification, the extent of assessment and level of consultation that South Lakeland District Council has undertaken on this site, all of which forms part of the Council's evidence base, includes the full sustainability and appropriate assessment and a significant level of

public consultation. It has also been subject to more detailed assessment which has included and concluded the following:

- Inclusion within the Strategic Housing Land Availability Assessment as a Category 3 site;
- A desk top biodiversity assessment, using the Cumbria Biodiversity Evidence Base (updated 2011), together with consultation with Cumbria County Council, Cumbria Wildlife Trust and Natural England, used to inform decisions regarding likely impact on biodiversity and geodiversity. South Lakeland District Council concluded, as with other allocated sites, that any impact could be appropriately mitigated against;
- South Lakeland District Council's Environmental Protection – Surface Water Drainage (2011) confirmed that, based on existing evidence, (surface water flooding data and local records) there are no known surface water flooding problems/issues. As with allocated sites, surface water run-off after development must not exceed greenfield run-off rates;
- The Environment Agency confirmed that the land lies within Flood Zone 1 and that, as such, a site-specific flood risk assessment would determine any known flood restraints with any development proposal;
- South Lakeland District Council's Environmental Protection – Contamination (2011) confirmed that there was no record of contamination;
- An assessment against the Cumbria Landscape Character Appraisal Tool Kit which confirmed that landscape character type 7b – Drumlins which, in common with many of the allocated sites, can accommodate development subject to an appropriate form and layout;
- Inclusion of the site within Woolerton Dodwells 'Landscape Mitigation and Advice on Proposed Site Allocations in South Lakeland District' (December 2011) which confirmed the mitigation measures required to satisfactorily accommodate development on the site in light of the site's general character, context in terms of the surroundings, landscape features and key views of site. The landscape mitigation advice proposed was based on the site boundaries indicated on plan reference E000.SPA (Proposed Site Allocation Plan)

attached, which Story Homes believes defines appropriate site boundaries for a housing allocation in this location;

- Cumbria County Council considered the access implications for the site and confirmed that access onto Burton Road or Natland Road would be acceptable, in principle.

**Tables 1A (Overall Housing Requirement and Balance between Settlements) and Table 1B (Overall Housing Requirement and Allocation Phasing)**

Whilst the allocation of both Broad Locations within Phase 2 would assist in addressing the initial housing shortfall identified by Garner Associates both for Kendal and on a District-wide basis, the Council have also failed to factor in a contingency to allow for an element of slippage of sites across the Plan period. Garner Associates have sought to address this by allowing for slippage at 10% for both the District as a whole and Kendal respectively (See Tables 1 and 2 of their submission). The slippage rate should be seen as a minimum and should reflect historic levels of slippage within the District. This further exacerbates the housing shortfall identified by Garner Associates, which raises further doubt about the soundness of the Plan as currently drafted.

Aside from the allocation of the Broad Locations within Phase 2 of the Plan (2017-2022), as emphasised in Story Homes' submission to the previous draft of the Land Allocations DPD, it is also recommended that the following amendments would assist in ensuring the Plan is sound:

- Consider more realistic housing yields for allocated sites, with proposed yields for both Stainbank Green and Kendal Parks Farm in particular inexplicably low;
- Ensure all allocated sites can be developed out and therefore realise their yield in full within the Plan Period;
- If required look at identifying additional land for housing.

## **Policy LA2.6 – Land South of Natland Beck Farm**

Story Homes object to the inclusion, within the Main/Additional Modifications Edition of the Land Allocations DPD, of a restriction with the development of land south of Natland Beck Farm on the use of Natland Mill Beck Lane as a vehicular access. Whilst it is acknowledged that it is not of a standard to be utilised as an unrestricted access in association with development on this allocated site, it is nonetheless suitable, as agreed with the Highways Authority, to accommodate emergency vehicles only.

In light of this, Story Homes request that Policy LA2.6 be revised to make reference, in the final sentence, to the following:

**“Natland Mill Beck Lane shall be used for emergency vehicles only”.**

**Policies LA2.4 (Land at Kendal Parks), LA2.7 (Land at Stainbank Green), LA2.15 (Land north of Sycamore Close, Endmoor) and LA5.6 (Land off Cross-a-Moor, Swarthmoor)**

Story Homes object to the requirement for development briefs to accompany the development of the above sites. This places unnecessary time constraints on bringing sites forward for development and ultimately on the ability of the Plan to deliver the housing numbers required. The Council have a robust and comprehensive policy base within their Core Strategy to rely upon to ensure each site achieves the requisite high standard of design, form, scale and layout.