



Consultation Response Form

How to make comments

You need fill out only one copy of your contact details. However, **please fill in a separate response form for each site or issue that you wish to comment on.** Please indicate in the box provided on the contact details form the total number of pages enclosed.

To assist us in analysing the responses we encourage you to make your comments electronically at <http://www.southlakeland.gov.uk/ldf/consultation/>

Or fill in an electronic copy of this form (available from www.southlakeland.gov.uk/landallocations) and email it to developmentplans@southlakeland.gov.uk.

You can also fill in a paper copy of the attached form and post or fax it to:

Development Strategy Manager
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
LA9 4DL

Fax: 01539 717355

You may also hand in your form to the council offices at:

- South Lakeland House, Lowther Street, Kendal; or
- Ulverston Local Link (Town Hall).

If you require additional copies of the form please call 01539 717490 or email developmentplans@southlakeland.gov.uk.

Internet access is available at your local library and at South Lakeland House, Kendal.

Submitting your comments

Please ensure that your comments reach the Council Offices at South Lakeland House, Kendal no later than Friday 15th April.

Your contact details and privacy

Anonymous comments will not be accepted. Please note that comments cannot be treated as confidential and will be made available for public inspection. Your submitted comments will be used in the preparation of the LDF.

Contact details submitted electronically will not be available to view on the system. Signatures and private addresses will not be made public.

Any data that you supply will be held in accordance with the Data Protection Act 1998.

Viewing the relevant documents

The Land Allocations document, maps and other supporting documents can be downloaded from and viewed at council offices and local libraries and on the Council website

Any questions

If you need help completing the comments sheet, or require further information regarding the Land Allocations Document, or are unsure about any aspect of the consultation, our Development Plans Team will be pleased to advise. Contact details are:

Tel: **01539 717490**

Email: **developmentplans@southlakeland.gov.uk**

If you would like a copy of this document in another format such as Large print, Braille, Audio or in a different language, please **0845 050 4434** or email **customerservices@[southlakeland.gov.uk](mailto:customerservices@southlakeland.gov.uk)**





Consultation Response Form

Your contact details

FOR OFFICIAL USE ONLY

If you are completing a paper copy of this form please use CAPITALS and BLACK INK.

Your details		Your Agent's details (if you have one)	
Organisation: EH Booth and Co Ltd		Organisation: Steven Abbott Associates	
Name: N/A		Name: Mr Paul Lester	
Address: N/A		Address: Broadsword House, North Quarry Business Park, Appley Bridge	
Postcode:	N/A	Postcode:	WN69DB
Tel: N/A		Tel:	
*Email: N/A		*Email: paull@abbott-associates.co.uk	

*We aim to minimise the amount of paper printed and sent out. Therefore, where an email address is supplied, future contact will be made electronically.

This response contains pages including this one.

X

Please tick the box if you would like us to notify you when the Land Allocations Development Plan Document is submitted to the Secretary of State for independent examination and when it is adopted by the Council.

If you have any questions, or no longer wish to be consulted on the South Lakeland Local Development Framework, please call the Development Plans Team on tel: 01539 717490.

Completed forms can be sent to:

**Development Strategy Manager
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
LA9 4DL**

Comments about suggested site allocations (and other map designations)

Please use this form to comment on emerging options and other sites as they appear on the settlement maps. **Please complete one of these sheets for every response you make.**

Which site or allocation do you wish to comment on?			
Settlement (e.g. Natland)	Map Number (e.g. 11)	Site reference number (e.g. R62)	Other designation – If you want to comment on something that doesn't have a site reference (e.g. development boundary, town centre boundary, green gap) please describe it here
Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)			
I support /do not support /support in part the suggested site allocation/designation for the following use(s) Housing/employment/retail/community uses/open space/ other (specify).....			
Please explain your reasons (continue on a separate sheet/expand box if necessary)			

How to suggest sites which do not appear on the maps

If you want to suggest a site that does not appear on the maps **please provide a map** with the site outlined in red. Please state the uses which you propose allocating the site for and explain your reasoning. Also, please include the name of the landowner if known.

SLDC Land Allocations DPD – Emerging Options, Consultation Edition (January 2011)

Representations on behalf of E.H. Booth & Co Ltd (Booths) concerning Ulverston Canal Head (Policy U7 / Site M28)

1. Booths store in Ulverston, associated buildings (including Cumbria Crystal and the former Heron Glass building) and car park, sit next to the proposed Strategic Employment Sites (M26/E30) and (M28) Land at Ulverston Canal Head. There is a clear and longstanding objective to regenerate the Canal Head area and development which will take place in this area will be complementary to the Strategic Employment sites E30 and M26 in terms of the mix of land uses which are capable of being delivered. The relationship between Booths and the Canal Head offers great potential to create a very high quality built environment with the Canal at its heart and Booths as the anchor food store.
2. Our client thus supports the principle of the regeneration of the Canal Head which offers an exceptional and unique opportunity for Ulverston. Booths also support the proposed employment areas which make sensible use of a high quality strategic and sustainable location. Unfortunately, as proposed the DPD ignores the potential benefits of integrating the Canal Head area with Booths premises. The latter already contains a highly successful and very attractive high quality food store. Their other buildings have the potential to enhance the quality of that site in a way which would help to stimulate the wider Canal Head location. Seen from the other direction, the Canal head has great heritage value and potential which would be complementary to Booths quality offer.
3. The two areas – Booths premises and the Canal head should be linked so that there is a flow of pedestrians and cyclists between the two areas. To enhance the profile of The Canal Head, Booths store and the other buildings should be seen as part of the regeneration area and will help attract investment into the Canal head proper.
4. In spatial terms the aim should be to make Booths store accessible by foot from the Town Centre by walking through the proposed mixed use Canal Head area. This will enhance Booths site, the Canal Head and the Town Centre by breaking down ‘barriers’ such that the wider area is permeable and performs as a whole rather than disjointed, unconnected elements.
5. In terms of the strategic employment area the spatial relationship between that and Booths premises should also be recognised given that access into it crosses Booths land. And the need to connect the two areas together. The key change we suggest to the DPD on this is that Site reference M 28 should be extended to envelope all of Booths holding. At the same time the policy should be amended along the lines shown below. Central to that is a broadening of the land uses acceptable within the wider Canal Head location we propose. More particularly, it needs to include Class A (town

centre) uses to take account of Booths premises AND to promote more of that type of use in the Canal Head as a whole alongside the other uses proposed by the Council. For the Canal Head 'project' to be viable it is essential that Class A uses are accepted in principle to act as the lead use and catalyse the rest. It follows that Booths premises beyond the food store should enjoy a more relaxed approach than the fettered uses approved in their buildings in the past. These units have under achieved (one is empty) and currently do nothing to enhance the vitality of this key gateway and potential Canal Head related site. They do not represent Ulverston's image well as the first port of call for many visitors. With a town centre mix of uses and connectivity with the Canal Head they will materially enhance its prospects of investment. We set out below some suggestions for how Policy U7 (site M28) could be reworded.

6. On a related matter we note that the term 'employment' is used. Given PPS 4 and the Minister for Decentralisation's written statement ('Planning for Growth') we suggest that the term be replaced by 'economic development' albeit we accept that this would need to be qualified so that retail development is not accidentally promoted in unsustainable or otherwise inappropriate locations.
7. Finally, Booths are happy to assist the Council as a landowner with a major stake in Ulverston's future and the subject area in particular. We would be happy to discuss the above matters further.

Suggested policy changes:

1. The boundaries of the Policy U7 area (Site M28) should be expanded to wholly incorporate Booths property, as per the attached plan (Oubas Hill);

2. Policy U7 should be amended to read:

'LAND AT ULVERSTON CANAL HEAD (INCLUDING BOOTH'S PROPERTY TO THE NORTH) IS ALLOCATED FOR A MIX OF TOWN CENTRE USES INCLUDING RETAIL (CLASSES A1 TO A5), LEISURE AND ASSEMBLY; TOURISM, HERITAGE AND HOUSING.'

3. The incidental bullet points should be expanded consequently but to include:

- Secure connectivity between Booths premises, the Canal Head and the strategic economic development (business park) to the north east

4. It makes sense for the promotion of the Booths site as described to form the first phase of the whole as it is deliverable in the short term as a single owned property holding with an owner who is supportive of the principles set out in the policies as proposed here- this is important in land use and access terms. The policy should refer to that specifically.

Representations on behalf of E.H. Booth & Co Ltd (Booths) concerning Draft Policy M2: Milnthorpe Village Centre

The proposed village/town centre boundary in the site allocations document should be extended to include an area to the west of the centre. This area is shown on the enclosed plan (SAA/1702 Revised Milnthorpe Village Centre) and is currently subject to a planning

application for the erection of supermarket, footpath link to Church Street as well as other associated development and also has planning permission under SL/2006/0598 for three retail units.

The development of the Booths food store (SL/2010/0643) was previously refused at Planning Committee on traffic grounds (against the officers recommendation), however the location and size of the proposal was supported. Indeed in the committee report the officer indicated that “the site is just outside the primary shopping area and, once developed, will effectively function as an in centre store”. At the present time the proposed store would be in an edge of centre location, however we believe (as outlined by the officer) that due to the proposed links into the rest of the centre and the size of the proposal, that this store will support the centre and will have a positive effect on Milnthorpe’s vitality and viability. By providing an attractive modern shopping facility, the attractiveness of the town will increase, thus encouraging more shoppers to visit Milnthorpe and undertake linked trips with other retailers.

The proposed food store is also supported by the South Lakeland Retail Study 2007 (SLRS), carried out by Martin Tonk’s Planning which concludes that there is a qualitative need for a small supermarket in Milnthorpe (3.14); Such development would be of an appropriate scale (3.14); the majority of local spending in Milnthorpe leaks elsewhere (3.17); and a small supermarket with a turnover of around £6 - £8m would be likely to retain significantly higher levels of trade (3.17).

At this time it is appropriate to extend the town centre boundary to include the area shown on the enclosed plan to establish a comprehensive village/town centre boundary in Milnthorpe, which will support the centre and the local community in the future.

Comments about community facilities in your area

New development can provide benefits to communities through enabling the delivery of improved or new community facilities (for example, play areas, allotments, green space, car parks, traffic management, pedestrian and cycle links, health and education facilities and community centres etc).

Do you think that your area needs new or improved community facilities?

If so, what sort of facilities and where?

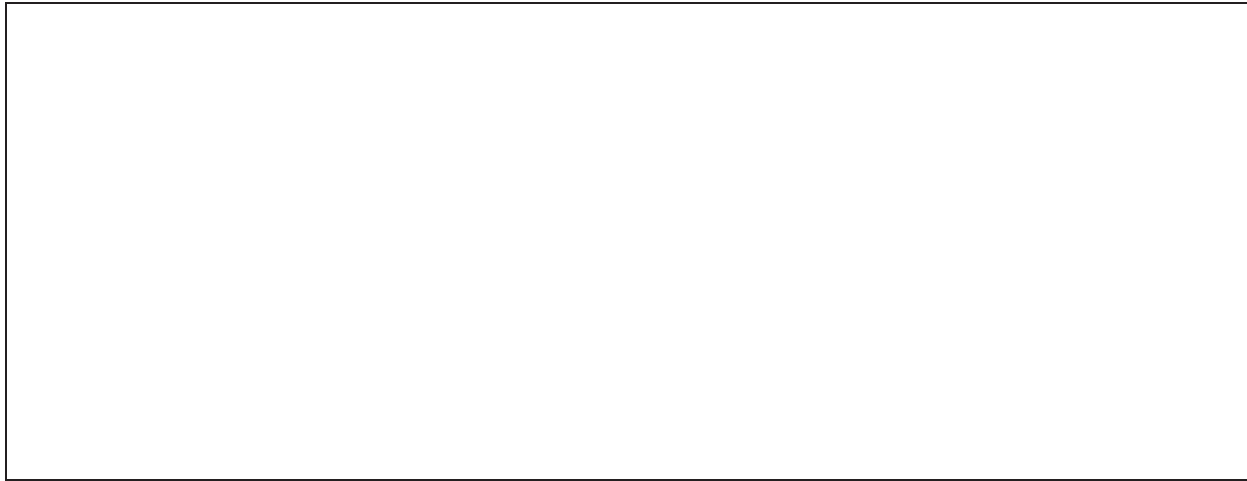
Please explain the types of improved and/or new community facilities you feel your community may need in the next 15 years (continue on a separate sheet/expand box if necessary).

Comments about the documents and approach

Please respond here if you have any comments to make about the documents and approach. Please indicate the name of the document, page number, paragraph number or policy reference (where applicable) by ticking the appropriate box.

Please complete one of these sheets for each specific comment you want to make on each document.

Which document do you wish to comment on? (tick one)					
Land Allocations Document* <input type="checkbox"/>	Sustainability Appraisal <input type="checkbox"/>	Scoping Report <input type="checkbox"/>	Retail Topic Paper <input type="checkbox"/>	Settlement Fact File (which?) <input type="text"/>	Other (please specify)** <input type="text"/>
What part of this document do you wish to comment on?					
Page:	<input type="text"/>	Paragraph no:	<input type="text"/>	Policy: (where applicable)	<input type="text"/>
Do you support or oppose this part of the document?					
I support /do not support/support in part this part of the document.					
Please explain your reasons (continue on a separate sheet/expand box if necessary)					

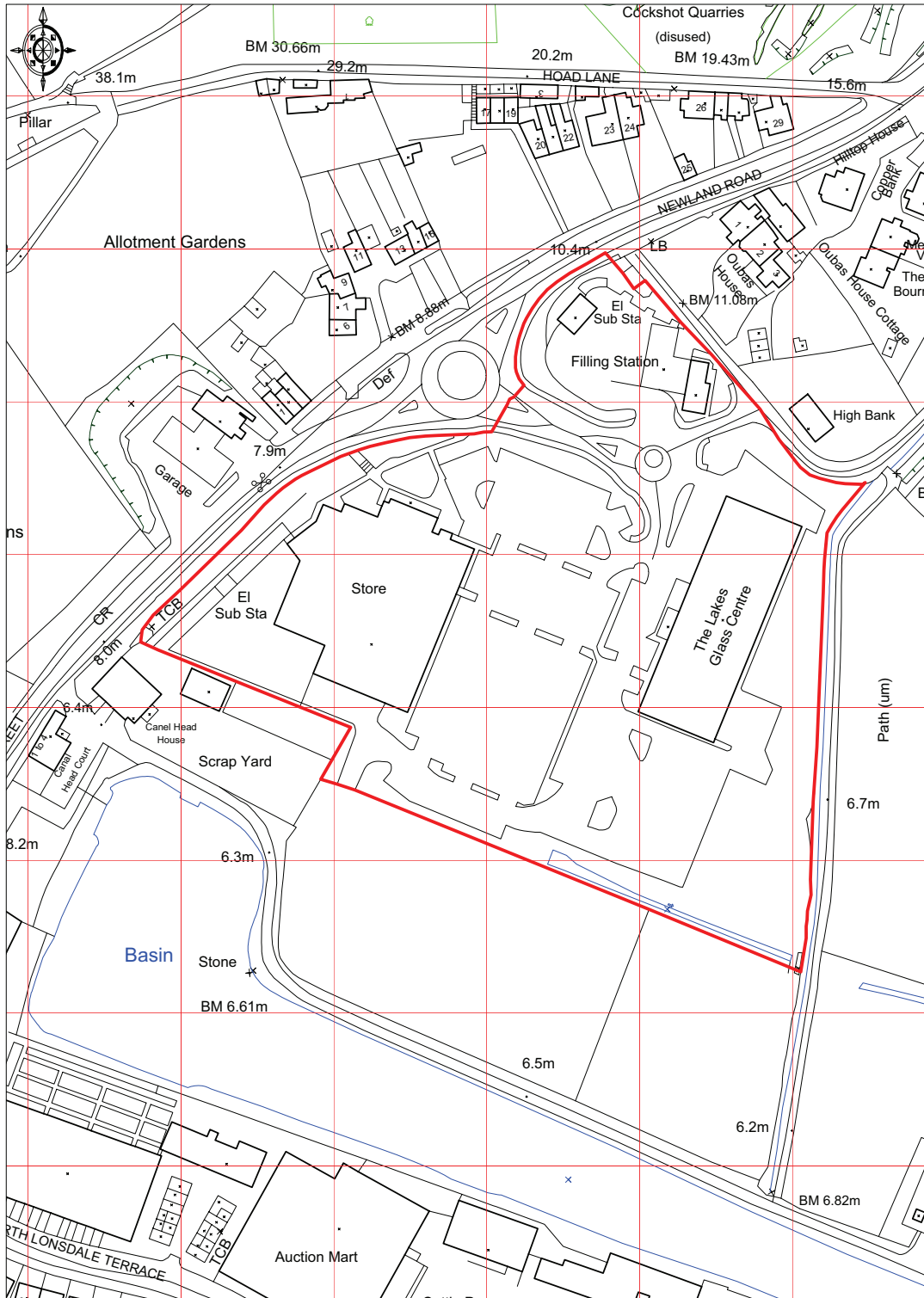


* Note the Land Allocations Document is the main document that includes the emerging site options and maps. It also includes proposals for open space and employment land designation, town centre and retail boundaries, green gaps and development boundaries.

** Other documents include the Interim Consultation Statement, Appropriate Assessment Screening Report and the South Lakeland Gypsies, Travellers and Show People Accommodation Study (Final Draft).

Thank you for your views and suggestions. Electronic copies of the form can be downloaded from www.southlakeland.gov.uk/landallocations

Oubas Hill Ulverston



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