



Consultation Response Form

Your contact details

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)	
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*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.



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.

Land Allocations - Further Consultation

Please use this form to comment on:

1. Alternative sites put forward by respondents to the earlier Land Allocations consultation (January - April 2011);
2. Time span of the Land Allocations document
3. The approach to development in small villages, hamlets and the countryside.

Please complete one of these sheets for every response you make.

(Please also note that comments made in earlier consultation need not be repeated.)

1. Alternative Sites

Please let us have your views on alternative sites suggested by respondents to the previous consultation. (Please note, these are not SLDC suggestions.)

Which site do you wish to comment on?		
Settlement (e.g. Natland)	Site reference number (e.g. RN298#)	
Ulverston	RN234#	
Please indicate below whether you support, support in part or oppose the suggestion that this site be included in the Land Allocations document (please tick as appropriate)		
Support <input checked="checked" type="checkbox"/>	Support in part <input type="checkbox"/>	Oppose <input type="checkbox"/>
Please explain your reasons/add your comments below (continue on a separate sheet/expand box if necessary)		
See document attached (H&Co LADPD Doc.FP1/1)		

2. Time Span of Land Allocations Document:

Should the Land Allocations document plan period remain 2003 – 2025 or cover a shorter period, for example, 2003-2020?

Please indicate whether you support, support in part or oppose a reduction in the time span of the Land Allocations document (please tick as appropriate)

Support ☐

Support in part ☐

Oppose ☒

Please explain your reasons/add your comments below (continue on a separate sheet/expand box if necessary)

See document attached (H&Co LADPD Doc.FP1/1)

3. Small Villages, Hamlets & Open Countryside

Do you think the future housing and employment land needs of small villages, hamlets and open countryside are best met by: -

- A. Allocating sites for houses and employment in the Land Allocations document; or
- B. Communities and/or developers bringing forward sites for housing and employment for consideration under relevant Core Strategy policies, through neighbourhood plans and/or other local initiatives.

Please indicate which of the above options you would support. (Please tick as appropriate)	
A <input type="checkbox"/>	B <input type="checkbox"/>
Please explain your reasons/add your comments below (continue on a separate sheet/expand box if necessary)	
N/A	

Thank you for your views and suggestions.

South Lakeland Local Development Framework

Land Allocations Development Plan Document

Further Consultation, July 2011

Submission on behalf of Mr Frank Phillipson

Land at Nook Farm, Ulverston

9 September 2011

South Lakeland Local Development Framework

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Land at Nook Farm, Ulverston

1. Introduction

- 1.1 The land at Nook Farm (owned by our client) has been identified as four emerging housing sites under Draft Policy U3 as follows:

R690ULV	-	Land at Nook Farm
RN184	-	Land South Ulverston West
R126M	-	Land South Ulverston West
R691ULV	-	Land South Ulverston West

2. Supporting Comments

- 2.1 As you are aware, we have previously put forward detailed representations (see note¹). We therefore confine these representations to key questions set out in the

¹ Previous representations made on 27 February 2009, 5 June 2009 and 25 February 2010, 14 April 2011.

consultation document – Alternative Sites and a reduced timespan for the Land Allocations DPD.

3. Alternative Sites

- 3.1 We support the allocation of Alternative Site RN234#. This would create a sensible addition to Emerging Option sites RN184, R691ULV, R126M, and R690ULV and contribute to the objective of a comprehensive approach to the overall development.
- 3.2 We particularly comment that this further site consolidates the overall allocation between Urswick Road and Mountbarrow Road. This enhances the opportunity for a major comprehensive scheme with frontages to two main roads which should be prioritised in the portfolio of sites to be brought forward.

4. Time Span of Document

- 4.1 We do not object to the principle of shortening the plan period of the Land Allocations DPD. However, the reduction of the time span to 2020 would have a negative implication for our client's sites which are identified in the Fact File as spanning Phases 2 and 3.
- 4.2 Shortening the plan period by 5 years would have the effect of splitting the site in half with one half being allocated within Phase 2 and the other half remaining unallocated within the period covered by the document thus creating a wholly arbitrary physical division in the site.
- 4.3 This site provides the opportunity for advance strategic planting specifically around its southern boundaries and a comprehensively planned green infrastructure scheme including pedestrian and cycle routes will enhance and extend sustainable access in and around the development. Additional soft landscaping to the south will

ensure the high quality development respects its setting. This exercise would be neither affordable nor practical if a reduction in the time span effectively splits the allocation.

- 4.4 As we set out above, our client's land is suitable, available, and achievable and could therefore feasibly be developed within Phases 1 and 2. It is a key site for Ulverston and will make a significant contribution to help meeting the housing needs of the area including affordable housing. A comprehensive scheme at the site can add to the existing community in a controlled and measured way.

5. Conclusion

- 5.1 The Emerging Option sites at Nook Farm represent an opportunity for a comprehensive development to meet the housing need identified in the Core Strategy and its supporting evidence base. The need to phase the development at Nook Farm is accepted, but we consider that any phasing should be contained within the lifetime of the Land Allocations DPD and could feasibly be delivered in Phases 1 and 2.

Higham & Co
9 September 2011