



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#) | |
| Cartmel | R689# (or part thereof) | |
| 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="" 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.HE1/1) | | |

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)

N/A

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 ☐

B ☐

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 The Holker Estate

Land west of Pit Farm, Cartmel

9 September 2011

South Lakeland Local Development Framework

Land Allocations Development Plan Document Further Consultation, July 2011

Submission on behalf of The Holker Estate

In support of Alternative Site R689#: Land west of Pit Farm, Cartmel

1. Introduction

1.1 We act for The Holker Estate and as you are aware have made several representations in relation to the merits of bringing forward site Alternative Site reference: R689# (land west of Pit Farm, Cartmel) for development. The last submitted document, embracing all issues then extant, was dated 14 April 2011.

1.2 The Land Allocations DPD (Further Consultation, July 2011) invites representations on three specific questions. These representations relate to two of these namely:

- Alternative Sites proposed in response to the Emerging Options consultation, and
- Whether the Land Allocations DPD should run to an earlier end date.

2. Alternative Sites

- 2.1 We support the allocation of Site R689# for residential use to assist in meeting the housing need identified for Cartmel. The site has the potential to be allocated in whole or in part to meet the level of development suitable for the village. It is requested that the smaller site as submitted with our representations made in April 2011 is considered as part of the alternative sites process dependent on the housing requirement identified for Cartmel. We attach a copy of the plan previously submitted.
- 2.2 Several other alternative sites are indicated in the consultation document. Many of these do not relate well to the village centre, or are unsuitable for development due to the sensitive and physically constrained nature of Cartmel.
- 2.3 The evidence base which informed the Core Strategy and the LDF as a whole included the Gillespies Housing and Employment Land Search Study which specifically identified suitable sites outside existing settlement boundaries. This study identified our client's site (R689#) as the highest scoring site for Cartmel in terms of sustainability and deliverability.

3. Time Span of Document

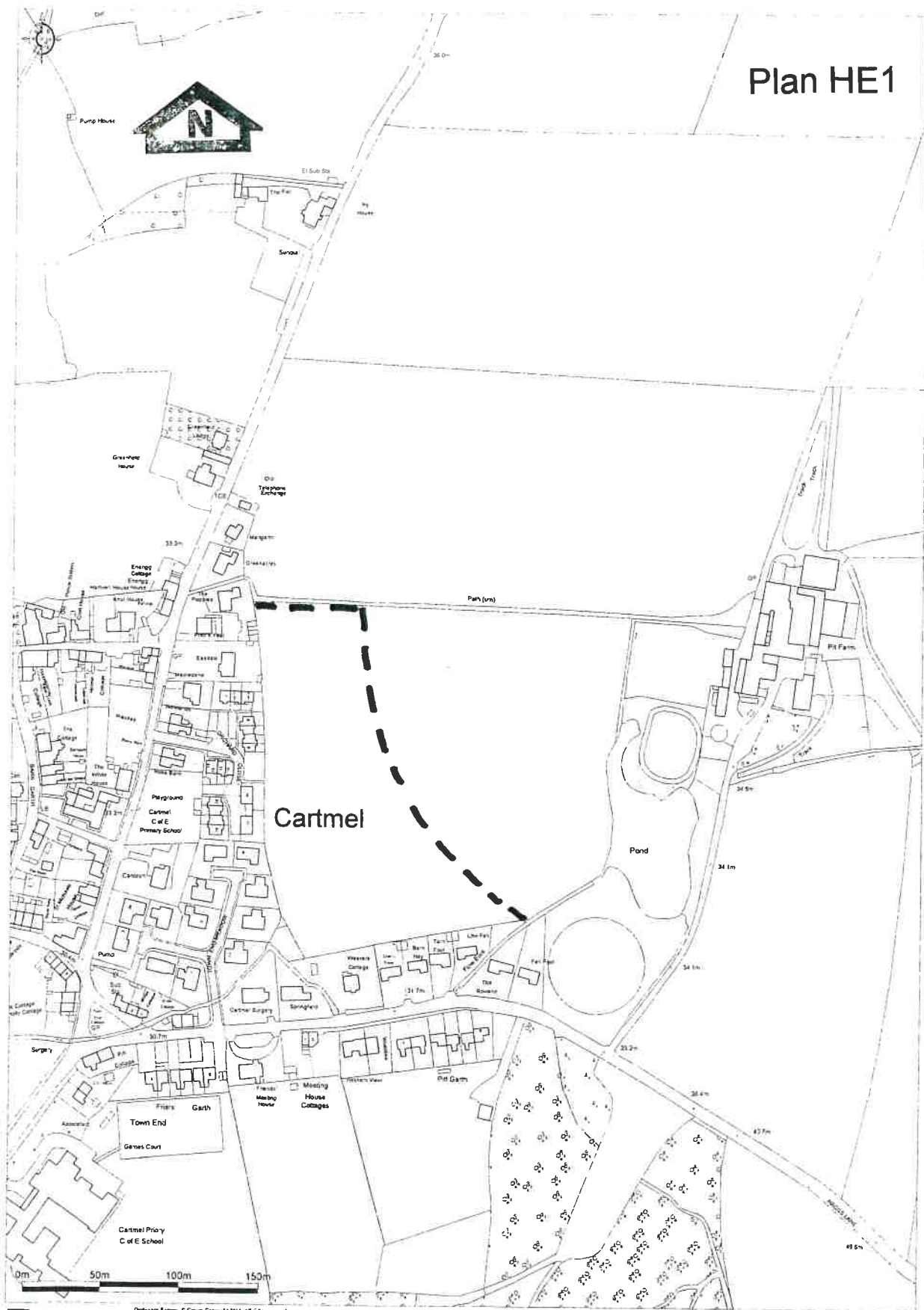
- 3.1 The existing emerging option for the settlement is identified for Phase 3. A reduction in the plan period to 2020 reduces the prospect of any new development in Cartmel.
- 3.2 The unique location of site R689# being adjacent to and able to connect with the Home Group housing at Orchard Close, and the landowner's commitment to working with partners (such as the Home Group and local organisations) to deliver housing to meet the needs of the local community, means that controlled and measured development could take place across the three phases creating genuine organic growth. The flexibility afforded by the site means that, in the long term, the site will

support the sustainable development of Cartmel with improvements to community infrastructure that none of the alternative sites can deliver.

4. Conclusion

- 4.1 We submit that Alternative Site R689# (or part thereof) should be allocated for residential and related development. This land has the flexibility and commitment from a local stakeholder landowner to enable phasing to be applied throughout the Land Allocations document, and in the longer term.
- 4.2 There is a need to plan for the future so that the existing settlement can grow organically thus protecting and enhancing both the community and the character of Cartmel. Site R689# would enable a comprehensive and well planned scheme to be provided at a scale appropriate for Cartmel now and, with a view to future development in the long term (past the life of the Land Allocations DPD) enable the holistic planning needed so that community facilities can be linked to new homes rather than split across the village resulting in piecemeal developments that have tried to meet immediate need.

Higham & Co
9 September 2011



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