



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)	
Organisation: The Holker Estate		Organisation: Higham & Co	
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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#)	
N/A	N/A	
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 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)		
N/A		

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 <input type="checkbox"/>	Support in part <input type="checkbox"/>	Oppose <input checked="" type="checkbox"/>
Please explain your reasons/add your comments below (continue on a separate sheet/expand box if necessary)		
<p>See document attached (H&Co LADPD Doc.HE2/1)</p>		

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 South of Allithwaite Road, Grange over Sands

9 September 2011

South Lakeland Local Development Framework

Land Allocations Development Plan Document

Further Consultation, July 2011

Submission on behalf of The Holker Estate

Land South of Allithwaite Road, Grange over Sands

1. Introduction

1.1 We act for The Holker Estate and as you are aware have made several representations in relation to Emerging Option MN25M (land south of Allithwaite Road, Grange over Sands) 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 one of these namely:

- Whether the Land Allocations DPD should run to an earlier end date.

2. Time Span of Document

- 2.1 Site MN25M is identified as an Emerging Option in the Land Allocations Development Plan Document. The Fact File identifies the site as being delivered within Phases 2 and 3 of the Land Allocations document. The effect of reducing the time span by 5 years will therefore result in significant uncertainty for the landowner and a wholly arbitrary physical division in the site with half being allocated and half remaining unallocated.
- 2.2 This site represents an excellent opportunity for a comprehensive, well planned development which will include long term planning for planting, landscaping and open spaces as well as built development. These benefits are unlikely to be viable or practically achievable if the site is not given an allocation in its entirety within the lifetime of the Land Allocations DPD.
- 2.3 We do not object to the reduction in the life time of the plan in principle, but consider that this emerging option site should be embraced within Phases 1 and 2 thus providing the level of certainty required to deliver a comprehensive, measured and properly planned scheme to make the most efficient use of the site.
- 2.4 This site also has the ability to provide a significant contribution to the supply of affordable housing and this ought not to be prejudiced by the reduced time span.

3. Conclusion

- 3.1 Emerging Option site MN25M benefits from a single landowner and is available, suitable and achievable. We therefore consider the development of the site should be brought forward to Phases 1 and 2 of the Land Allocations DPD.

Higham & Co
9 September 2011