

LAND SOUTH OF HAGGS LANE, CARTMEL, CUMBRIA

REPRESENTATIONS IN RELATION TO SOUTH LAKELAND LAND ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

Our Ref: CNG/214/CSL

LPA SITE REF: R112

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1. INTRODUCTION

- 1.1 These representations are submitted on behalf of the owners of land to the south of Hagg Lane, Cartmel. The extent of the site is identified on the plan as R112 on the Cartmel (with Headless Cross) Map 33 and identified draft Policy GR2 to accommodate 47 dwellings in Phase 3 of the plan period.

2. MOST SUITABLE LOCATION FOR CARTMEL

- 2.1 The site south of Hagg Lane is the most suitable location for development in the settlement.
- 2.2 Any development on the western side of Cartmel is constrained by Cartmel Racecourse and the southern side is constrained by the need to protect important views of Cartmel Priory. Flood risk issues preclude development to the south, west and north of the settlement. The only unconstrained area to accommodate housing is on the eastern side of the settlement.
- 2.3 The site itself is well screened by woodland on both the eastern and southern sides of the site precluding any views into the site from these directions. This screening makes the site more suitable than development on the north side of Hagg Lane. Cartmel Priory Church of England School is located on the western side of the site, to which pedestrian access could be provided from any new housing development, subject to the agreement of the Education Authority.

3. HOUSING REQUIREMENTS FOR LOCAL SERVICE CENTRES

- 3.1 The total housing requirement for the District is 8800 dwellings in the period 2003-2025. Cartmel is identified in the South Lakeland Core Strategy as one of 17 Local Service Centres in the planning authority's area where 21% of the District's housing requirement will be accommodated i.e. 1848 dwellings. After taking into account completions in the period 2003 to 2010 (349 completions) the net requirement is for 1499 dwellings i.e. 88 dwellings on average for each Local Service Centre.
- 3.2 In Cartmel itself the only housing allocation is R112. Assuming the land at Headless Cross (RN156M) is part of the Cartmel settlement, which is proposed to accommodate 15 dwellings, then the total provision for the settlement is 62 dwellings.
- 3.3 Evidently, the Allocations document's intention is that Cartmel accommodates less than the average for Local Service Centres. There can be no reduction in the housing contribution in Cartmel, if the overall housing requirement and distribution strategy by settlement

hierarchy, set out in the Core Strategy is to be achieved and there is to be reasonable distribution of the requirement across all Local Service Centres.

4. DELIVERABILITY

- 4.1 PPS3: Housing indicates that for a site to be considered deliverable it must be **available**, **suitable** and **achievable**.
- 4.2 The site is **available** because there is a willing freehold landowner and the site has no legal constraints to development.
- 4.3 The site is **suitable** location for housing development, indeed as described above, the most suitable or perhaps only suitable site for housing development on the edge of Cartmel. The Strategic Housing Land Availability Assessment undertaken by Roger Tym and Partners considered the site to be in the highest Category 1 “deliverable” sites.
- 4.4 The site is **achievable** because there is a reasonable prospect of the site delivering housing completions in the next five years.

5. HOUSING REQUIREMENTS IN THE CARTMEL PENINSULA

- 5.1 The table below indicates the proposed phasing of housing completions in the draft Allocations document for the Cartmel Peninsula.

Table 1: Cartmel Peninsula Phased Housing Allocations

		2010-15	2016-20	2021-25
Cartmel Peninsula				
R383M	East of Church Road, Allithwaite	1.31		35
R69M	West of Wartbarrow Ln, Allithwaite	1.53	41	
R687	North of Allithwaite Rd, Flookburgh	0.8	29	
R685	E of Manorside, Flookburgh	1.11		40
RN20M	S of Market Street, Flookburgh	0.76	27	
R321M	E of Winder Lane, Flookburgh	0.56	20	
R112	S of Hags Lane, Cartmel	2.17		47
R670AM	Jutland Avenue, Ravenstown	0.59	16	
RN156M	Headless Cross	0.56	15	
Total		36	112	122

- 5.2 It is evident that just 2 housing allocations are to be released in the first period of the plan, 4 in the second and 3 in the third period. As a result housing completions from the allocations are biased towards the second and third periods.
- 5.3 It is apparent from the above table that housing land is to be released in Ravenstown and Headless Cross in the first and second plan periods, before the Hagg Lane site, even though neither are Local Service Centres and therefore by definition are in less sustainable locations. This is particularly true of the Ravenstown allocation.
- 5.4 Given the availability, suitability and achievability of the allocation at Hagg Lane, Cartmel, it is considered that the site should be moved from the third phase to the first phase to give a better balance of allocations and enable more housing completions early in the plan period. If the planning authority considers it appropriate to partly compensate for this amendment by delaying the release of the sites at Ravenstown and Headless Cross, there would be no objection from the owners of the Hagg Lane site.

6. CONCLUSIONS

- 6.1 The draft Allocations document indicates that Cartmel is to accommodate less than the average amount of new housing for Local Service Centres. If the housing requirements and distribution strategy of the Core Strategy is to be met there can be no reduction in housing land provision in Cartmel.
- 6.2 Land on the eastern side of Cartmel is the best location for new housing and the site itself well suited for development given the woodland screening on two sides of the site and the close proximity of the site to the Secondary School.
- 6.3 The site is available, suitable and achievable meaning that housing completions can be delivered in the short term.
- 6.4 The draft Allocations phasing of housing land release on the Cartmel Peninsula shows a bias towards housing land release in the second and third phases and therefore an imbalance of completions over the plan period. Given the site's deliverability it should be identified in Policy GR2 as a site to be released in the first phase of the plan period.
- 6.5 The site is capable of providing a good quality scheme to accommodate family housing and its allocation is supported by the site owners.