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CHARTERED PLANNING & PROPERTY ADVISERS

Our Ref: EG/HE.001/036

16 July 2012

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Dear Sirs

SLDC Land Allocations DPD
Compliance with the National Planning Policy Framework (Framework)

Following your invitation to submit representations assessing the compliance of the Land Allocations DPD with the NPPF, we respond as follows on behalf of the Holker Estate.

Having due regard to the overall objectives of the NPPF, as well as the detailed guidance contained within it, we consider that the SLDC Land Allocations DPD is fully compliant. In particular, the DPD recognises the need to proactively drive sustainable development to deliver the homes needed to create and support thriving local communities.

A central theme of the NPPF is to deliver sustainable development which is dependent on the three dimensions of social, economic and environmental aspects of growth. The Land Allocation DPD actively promotes mixed use development such as that proposed within Policy LA3.2 – Mixed use allocation at land south of Allithwaite Road, Kents Bank (MN25M). This also directly complies with the NPPF which recognises the importance of larger scale residential development as part of a mix of uses – in this case housing is proposed together with open space and employment generating uses.

The Land Allocations DPD also actively manages growth. This is particularly important in rural areas by making the fullest possible use of facilities and services which form part of existing communities. Proposed allocations at Kents Bank (MN25M), Kirkby in Furness (RN11#) and the Stables at Cartmel (RN14#) form part of existing settlements and their development will enhance the vitality of these communities, as well as help to achieve improvements to services.

In conclusion therefore, we consider that the proposed allocations as listed above will make a significant contribution to meeting the core requirements of the NPPF.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Higham & Co.', written in a cursive style.

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