



Consultation Response Form

Your contact details

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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: Commercial Land		Organisation: The London Planning Practice Ltd	
Name:		Name: Nigel Dexter	
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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.

If you have any questions, or no longer wish to be consulted on the South Lakeland Local Development Framework, please call the Development Plans Team on tel: 01539 717490.

Completed forms can be sent to:

**Development Strategy Manager
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
LA9 4DL**

Comments about suggested site allocations (and other map designations)

Please use this form to comment on emerging options and other sites as they appear on the settlement maps. **Please complete one of these sheets for every response you make.**

Which site or allocation do you wish to comment on?			
Settlement (e.g. Natland)	Map Number (e.g. 11)	Site reference number (e.g. R62)	Other designation – If you want to comment on something that doesn't have a site reference (e.g. development boundary, town centre boundary, green gap) please describe it here
Heversham and Leasgill	23	R75	
Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)			
I support /do not support /support in part the suggested site allocation/designation for the following use(s) Housing/employment/retail/community uses/open space/ other (specify)... No Use Allocated			
Please explain your reasons (continue on a separate sheet/expand box if necessary)			
<p>Site R75 has not been allocated for any use, including the previously suggested use for housing. This is despite the site accruing many positive comments during a number of previous consultation periods, as summarised in the <i>Heversham and Leasgill Fact File</i> that is part of the evidence base for the <i>Land Allocations</i> document.</p> <p>For example, during the <i>Strategic Housing Land Availability Study</i> and the <i>Employment and Housing Land Search</i>, the site was described as a 'very good site near residential, and benefits from good access off A6 and Princess Way...minimal visual impact would be experienced by other residential properties due to distance'. Furthermore, the site was also seen to have 'excellent marketability and viability' (summarised in Appendix 2 of Fact File).</p> <p>Site R75 also scored very well in the Sustainability Appraisal carried out, with positive scores in all areas relating to access to community facilities, such as schools and local retail, and very positive scores in all areas relating to economic factors, such as access to jobs and transport links (summarised in Appendix 3 of the Fact File).</p> <p>Given these many positive points, it is suggested that Site R75 should be allocated for residential development. Less positive points raised during the various consultation periods can also be overcome. For example, the site's topography could be altered to allow the construction of houses. It should also be highlighted that during a site visit by representatives of South Lakeland DC, where it was noted that development of the site could impact upon views from the A6, '<i>...this is offset to some extent by significant tree cover</i>'. Such cover could easily be supplemented if required.</p> <p>Previous opposition to development of the site was voiced by Heversham Parish Council on the basis that it '<i>extends too far out of the settlement boundary</i>'. Since this comment was made, South Lakeland DC has adopted the Core Strategy and Policy CS1.2 in part states the following;</p> <p><i>'No development boundaries will be identified for the smaller villages and hamlets. New small-scale infilling and rounding off development will be permitted outside the service centres, in order to satisfy local need across the numerous smaller villages and hamlets scattered across the District.'</i></p>			

Given its position on the immediate edge of Leasgill village, it is debatable whether the site could ever have been considered to be 'too far out'. But taking Policy CS1.2 into account, Site R75 would clearly be a suitable location for a 'rounding off' development of new housing to continue to support the future viability of Leasgill as a place to live for members of the local community. This is particularly valid when compared to the locations of Sites R41, R48 and RN118 which have been allocated for housing in Heversham.

Given all of the points above, site R75 should be allocated for potential housing development within the *Land Allocations* document. The site is clearly suitable, for all the reasons discussed. The site is available to develop in the short term.

Our client would consider all forms of housing for the site, including affordable housing if required. They would also be agreeable to the site being developed for employment uses such as start-up work units or any other non-residential use as the Council sees fit.

How to suggest sites which do not appear on the maps

If you want to suggest a site that does not appear on the maps **please provide a map** with the site outlined in red. Please state the uses which you propose allocating the site for and explain your reasoning. Also, please include the name of the landowner if known.

No comment

Comments about community facilities in your area

New development can provide benefits to communities through enabling the delivery of improved or new community facilities (for example, play areas, allotments, green space, car parks, traffic management, pedestrian and cycle links, health and education facilities and community centres etc).

Do you think that your area needs new or improved community facilities?

If so, what sort of facilities and where?

Please explain the types of improved and/or new community facilities you feel your community may need in the next 15 years (continue on a separate sheet/expand box if necessary).

No comment

Comments about the documents and approach

Please respond here if you have any comments to make about the documents and approach. Please indicate the name of the document, page number, paragraph number or policy reference (where applicable) by ticking the appropriate box.

Please complete one of these sheets for each specific comment you want to make on each document.

Which document do you wish to comment on? (tick one)					
Land Allocations Document*	Sustainability Appraisal	Scoping Report	Retail Topic Paper	Settlement Fact File (which?)	Other (please specify)**
<input checked="checked" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
What part of this document do you wish to comment on?					
Page:	62	Paragraph no:		Policy: (where applicable)	S7: Housing in the Countryside, Rural Kendal
Do you support or oppose this part of the document?					
I support /do not support/support in part this part of the document.					
Please explain your reasons (continue on a separate sheet/expand box if necessary)					
<p>Although the concept of allocating sites for housing in rural Kendal is correct, the sites that are suggested are not.</p> <p>In addition to those suggested, Site R75 in Leasgill should be allocated for housing development. This site is available for development in the short term with good access to both facilities in the village and the local transport network (the A6 in particular) for reaching other locations. It is an edge of village location and very similar to many of the sites that have been allocated under Policy S7, particularly Sites R41, R48 and RN118 in the adjoining village of Heversham.</p> <p>Site R75 could also be used to provide affordable housing within the rural environment.</p>					

* Note the Land Allocations Document is the main document that includes the emerging site options and maps. It also includes proposals for open space and employment land designation, town centre and retail boundaries, green gaps and development boundaries.

** Other documents include the Interim Consultation Statement, Appropriate Assessment Screening Report and the South Lakeland Gypsies, Travellers and Show People Accommodation Study (Final Draft).

Thank you for your views and suggestions. Electronic copies of the form can be downloaded from www.southlakeland.gov.uk/landallocations