



Shaping our future



SOUTH LAKELAND LOCAL PLAN 2040

South Lakeland Local Plan Review

Call for Sites 2020: Submitted Sites

Version 6: June 2022



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1 Introduction

1.1 Background

- 1.1.1 South Lakeland District Council has begun a [review of its Local Plan](#). This will involve reviewing sites that are currently allocated for development.
- 1.1.2 In summer 2020 we undertook a [‘Call for Sites’](#)¹ to invite suggestions for sites that could be suitable for housing or employment development.
- 1.1.3 This was to inform the preparation of a ‘Strategic Housing and Economic Land Availability Assessment’ (SHELAA) which will provide an audit of land that is potentially suitable, available and achievable for development.
- 1.1.4 This study will inform the review of sites in the Local Plan and is the first step in the process, and will be followed by more detailed site assessment and consultation before any decisions are made on the future allocation of sites. We will also have further ‘Call for Sites’ opportunities as the review of the Local Plan progresses.
- 1.1.5 A total of 122 sites were submitted through the Call for Sites.
- 1.1.6 This document publishes all the sites that were submitted. It presents a map of each site and the information that was submitted on the Call for Sites form.
- 1.1.7 Some of the submitted sites are already allocated in our Local Plan, as we asked for site submissions to be made for existing Local Plan allocations where their development has not yet progressed. This was to provide up to date information on sites which will help us decide whether sites should remain in the Local Plan or should be de-allocated if they will not be brought forward.
- 1.1.8 **It is important to note the following:**
- **This report is provided for information only and is the original information that was provided by the person who submitted the site and has not been produced by SLDC.**
 - **We have not yet completed an assessment of the sites ourselves to verify the submitted information, and have not undertaken any spelling or other corrections before publishing the submitted information.**
 - **We are not yet at a stage to make recommendations on any of the submitted sites in terms of their development potential.**

¹ <https://cumbria.citizenspace.com/south-lakeland-district-council/sl-call-for-sites-2020-housing-and-employment-site/>



1.2 Next Steps

- 1.2.1 The sites that have been submitted will be assessed in line with steps set out in the [SHELAA methodology report](#)². We will publish our initial findings in a draft SHELAA for comment.
- 1.2.2 The SHELAA itself **will not** determine whether sites will be allocated in the Local Plan. It is an information gathering exercise, and will inform further more detailed site assessment stages. Potential site options will be consulted on as the Local Plan Review progresses and will be subject to public and stakeholder consultation.
- 1.2.3 Sites that are ultimately proposed for development in the Local Plan Review will be subject to independent scrutiny by a Planning Inspector when the Local Plan is submitted for examination in 2023.

² https://cumbria.citizenspace.com/south-lakeland-district-council/shlaa-pm/user_uploads/shelaa-methodology-feb-2021-2.pdf



2 Submitted Sites – Kendal and East

2.1 Kendal

Land South of Oxenholme Lane, Kendal

Site Information

Question	Submitted Information
Site Name	Land South of Oxenholme Lane
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-4
Site Area (ha)	12.2
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	12.00
Easting and Northing	352840 , 490168
Current Land Use and Character	Agriculture
Known previous uses on the site	Agriculture
Character and land uses of surrounding area	Residential to north, Westmorland General Hospital to the west, railway line with residential beyond to the east and agricultural to the south.
Relevant planning history on site	Permission granted for new ground for Kendal Rugby Club - SL/2008/1220. Permission granted for engineering operations to regrade part of the site (County matter) - 5/19/9002

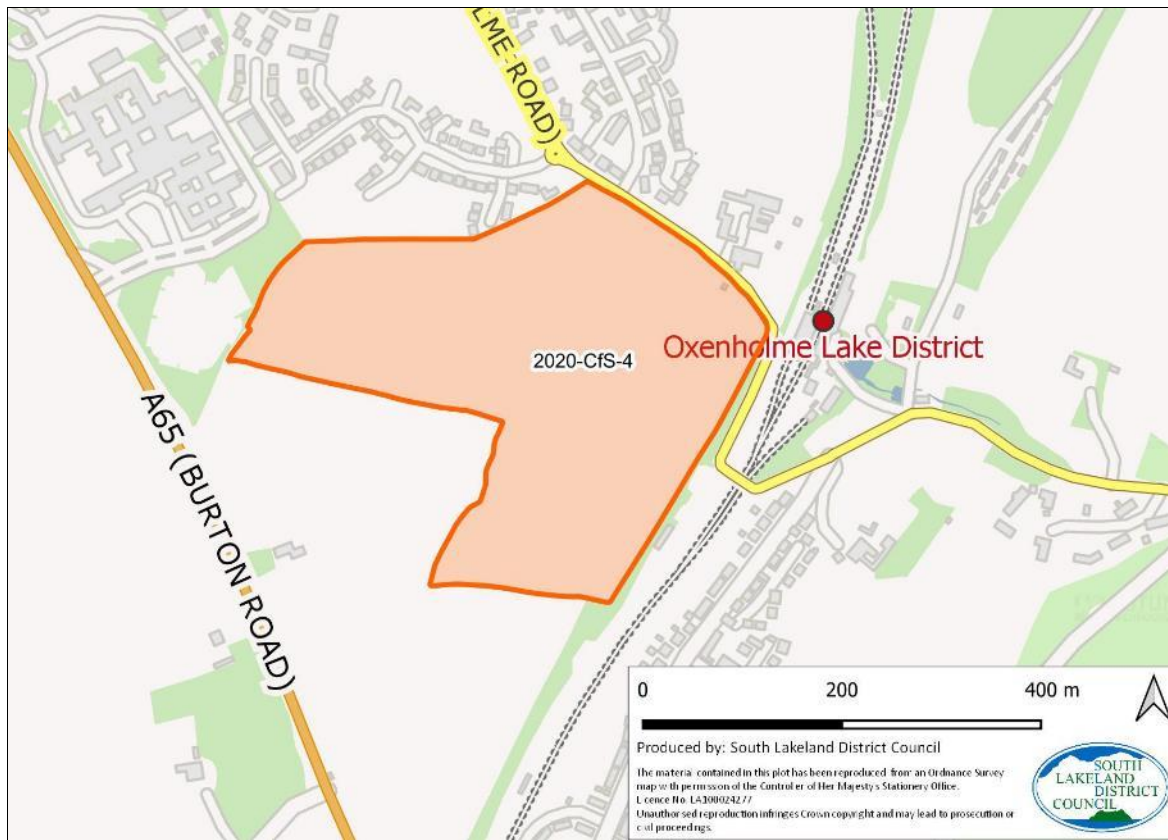


Figure 1: Land South of Oxenholme Lane

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	Approximately 180 dwellings (Calculated based on 30 dwellings per hectare for a new developable area of 6 hectares - based on SLDC SHLAA gross to new ratio)

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	Yes Some of the site does slope, but not all.
Known utilities or infrastructure on/under	Yes Water main in the north-east of the site.

site that would present a constraint?	
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes Some walls and hedgerows within and on the boundary of the site.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	Yes A small part of the site is shown on the flood map as being at risk from surface water flooding.
Risk of Pollution, Contamination or Hazards?	Yes Noise from railway lines - could be mitigated as part of any development.
Nature and Geological Sites?	No
Potential for Protected Species?	Yes There could be protected species using the trees and hedgerows on the site.
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Don't know
Public Rights of Way?	Yes Bridleway 536074 passes through the site.
Currently used for sport or recreation?	No
Access rights over land?	No



Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Yes Oxenholme Farmhouse and Raysholme to the north on the opposite side of Oxenholme Road.
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is well located in relation to local services, in particular Oxenholme Station. Also, new dwellings on the site could be built to high standards in terms of sustainability and energy efficiency.
Social/ environmental/ economic benefits?	Delivering additional housing to meet local needs.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	6 - 10 years



Question	Submitted Information
Constraints affecting development?	No
Viability concerns?	Don't know
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	



Land West of Valley Drive, Kendal

Site Information

Question	Submitted Information
Site Name	Land West of Valley Drive
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-12
Site Area (ha)	1.33
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.17
Easting and Northing	352670 , 491920
Current Land Use and Character	The site is currently undeveloped agricultural land enclosed by dry stone walls along the eastern and southern boundary
Known previous uses on the site	Undeveloped agricultural land
Character and land uses of surrounding area	The land is situated immediately adjacent to the urban edge of Valley drive and forms a natural extension to form a residential development site.
Relevant planning history on site	Undeveloped agricultural land

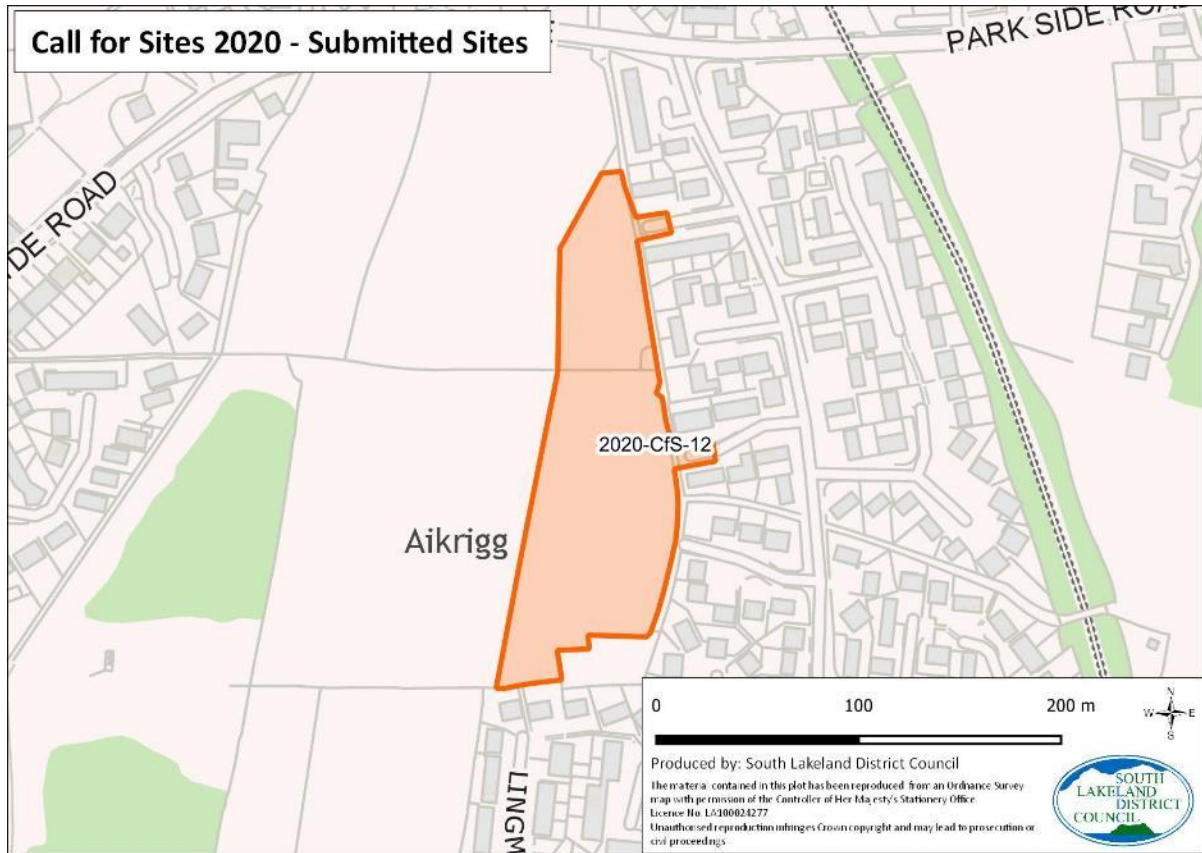


Figure 2: Land West of Valley Drive

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	Approx 35 units

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access can be provided to the site off Valley Drive as indicated on the location plan and detailed in the Pre-Application submission.
Steeply Sloping?	Yes



	The land rises to the west so will have topographical issues to contend with which are solvable through the appropriate design.
Known utilities or infrastructure on/under site that would present a constraint?	Yes There are overhead electricity lines that run through the lower mid-section of the site together with lines that run along the southern boundary.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes The site is undeveloped agricultural land enclosed by drystone walls along the eastern and southern boundary, there are no running surface water courses within 250 m of the site boundary.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	Yes There is a risk of surface water flooding in 4 distinct areas across the site that can be mitigated as part of the design of the site
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	Yes This allocated site lies adjacent to the Aikrigg Park designated open amenity space.
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities



Protected trees?	No None as far as we are aware
Public Rights of Way?	Yes Two public rights of way exist on the site one running along the eastern boundary (536059) and one through the middle of the site (536060).
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is well located in relation to local services, which will reduce the need to travel by car. Also, new dwellings erected on the site could be built to high standards in terms of sustainability and energy efficiency.
Social/ environmental/ economic benefits?	Delivering additional housing to meet the needs of local communities.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	Yes
Restrictive Covenants	No
Current use relocation	No



Question	Submitted Information
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	Russell Armer own the Ransom strips to unlock the site and we are working with the landowner to bring the site forward for development
Available?	Immediately
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Don't know Viability of the site to be finalised
Capable of meeting existing Local Plan policy requirements?	Don't know Unknown at this stage.

Additional Comments

Question	Submitted Information
Additional comments?	We are working with the landowner Cumbria County Council to bring the site forward for residential development, [REDACTED] has provided a letter of support which will be emailed separately as requested.



Land north of Laurel Gardens, Kendal

Site Information

Question	Submitted Information
Site Name	Land north of Laurel Gardens
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-14
Site Area (ha)	7.95
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	7.95
Easting and Northing	351110 , 494500
Current Land Use and Character	The site is an irregular shaped parcel of land located to the North of Laurel Gardens, Kendal and comprises of three undeveloped agricultural fields
Known previous uses on the site	Undeveloped agricultural land
Character and land uses of surrounding area	<p>The site is located on the northern edge of Kendal, directly to the north of the residential areas of Laurel Gardens and comprises of two fields divided by a limestone wall and forms part of a broad swathe of undulating open and improved pasture.</p> <p>The site is gently undulating and has views over Kendal and towards the Lake District National Park.</p>
Relevant planning history on site	<p>Planning application submitted by Russell Armer for the construction of 157 dwellings, planning ref SL/2019/0602 which was validated on 26/07/2019.</p> <p>We are currently awaiting the S.106 contribution cost for offsite drainage from Cumbria County Council and understand that the site is on the agenda for the planning committee at the end of October 2020.</p>

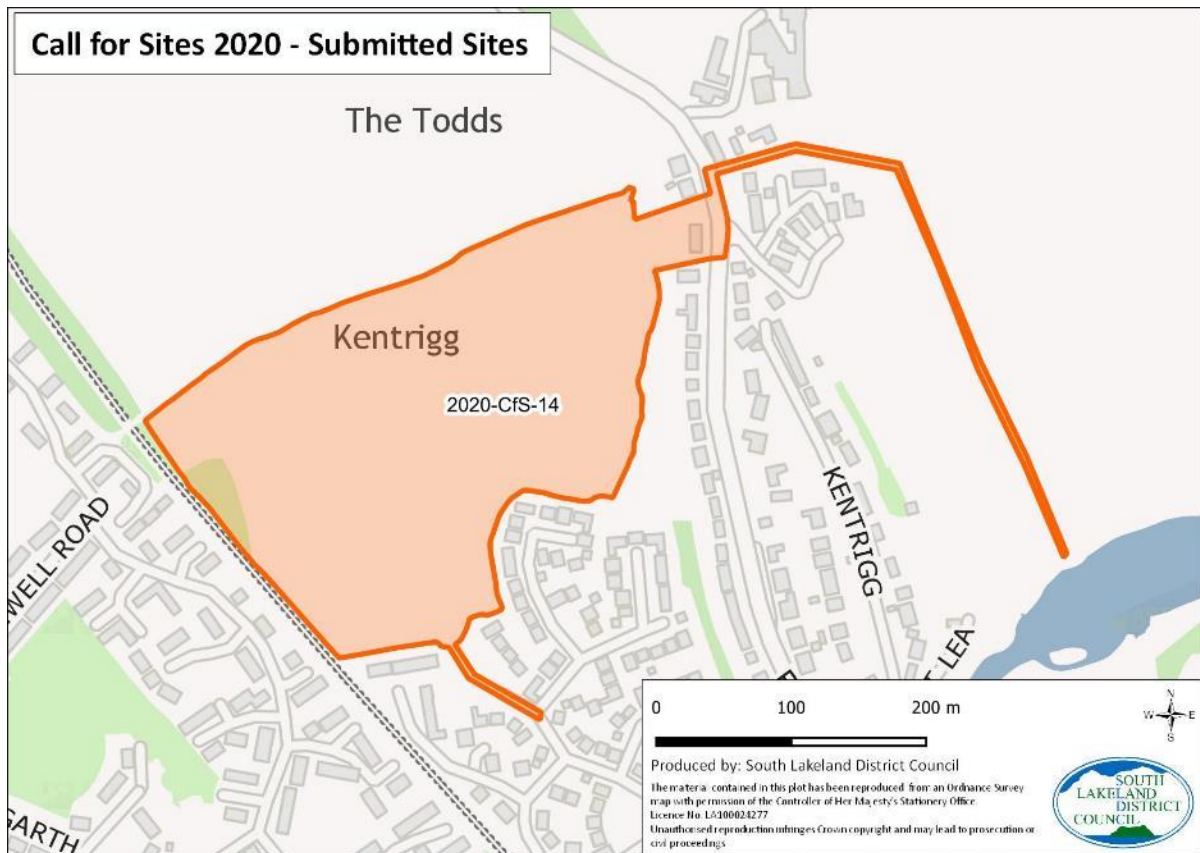


Figure 3: Land north of Laurel Gardens

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	The proposed development involves the erection of 157 dwellings with a mix of dwelling types and sizes with 1, 2, 3 and 4 bedroom houses and apartments as detailed in the planning application SL/2019/05602 which was validated on 26/07/2019.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access points detailed in the planning application already submitted.
Steeply Sloping?	Yes

	<p>The site is gently undulating with low lying fringes and a central ridge of higher land that rises to approx 65m AOD. The lowest part of the site is in the south east part of the site at around 50 metres. The proposed design of the site is detailed within the planning application already submitted.</p>
<p>Known utilities or infrastructure on/under site that would present a constraint?</p>	<p>Yes</p> <p>Overhead electricity lines traverse part of the site, however these have been addressed as part of the detailed planning application that has been submitted.</p>
<p>Access to the following?</p> <p>Mains Water</p> <p>Mains Sewerage</p> <p>Electrical Supply</p> <p>Gas Supply</p> <p>Landline Telephone</p> <p>Superfast Fibre Broadband</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
<p>Existing Landscape Features?</p>	<p>Yes</p> <p>The site is characterised as a 'Drumlin Field' and exhibits some of the characteristics associated with this landscape type including undulating topography, strong hedgerow and stone wall boundaries and wet hollows in dips between drumlins.</p>
<p>Flood Zone?</p>	<p>Flood Zone 1</p>
<p>Surface Water Flood Risk?</p>	<p>Yes</p> <p>Small areas along the western and eastern boundaries are shown to be at risk of surface water flooding, however these have been addressed in the planning application submitted.</p>
<p>Risk of Pollution, Contamination or Hazards?</p>	<p>No</p> <p>The land is undeveloped agricultural land and there are no industrial land uses onsite or the immediate locality that may prejudice the future development of the site for residential use.</p>
<p>Nature and Geological Sites?</p>	<p>No</p>



Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The site sits on the northern edge of Kendal and forms a natural extension to the town on this gently undulating site, the development will deliver a mix of well-designed energy efficient homes that will meet the current and future housing need of the local community.
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	Yes There is a public footpath that traverses the site and the northern boundary together with a further public right of way adjacent to the railway line on the western boundary.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	Yes There are sensitive edges with the existing houses on the southern and eastern boundaries of the site and the railway runs along the western boundary. These constraints have been addressed in the planning application that has been submitted.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is well located in relation to local services, which will reduce the need to travel by car. Also, new dwellings erected on the site could be built to



Question	Submitted Information
	high standards in terms of sustainability and energy efficiency.
Social/ environmental/ economic benefits?	Delivering additional housing to meet the needs of local communities.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately A programme for site delivery can be agreed once the planning consent has been issued.
Site Progress?	Site is under option to a developer
Timescale for Development?	6 - 10 years
Constraints affecting development?	No
Viability concerns?	Don't know Unknown at this stage
Capable of meeting existing Local Plan policy requirements?	Don't know Unknown at this stage

Additional Comments

Question	Submitted Information
Additional comments?	



Land at Kendal Parks (North), Kendal

Site Information

Question	Submitted Information
Site Name	Land at Kendal Parks (North)
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-18
Site Area (ha)	1.84
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.84
Easting and Northing	352971 , 491085
Current Land Use and Character	Agricultural
Known previous uses on the site	Previously undeveloped agricultural land
Character and land uses of surrounding area	The subject site is irregular in shape and can be accessed via Kendal Parks Rd in the centre of the western boundary; the surrounding land is predominantly residential dwellings to the west, with woodland area to the north, parkland to the east and south. A railway line runs along the eastern boundary.
Relevant planning history on site	Planning application ref SL/2018/0959 submitted and validated on 28/11/18



Figure 4: Land at Kendal Parks (North)

Proposed Use

Question	Submitted Information
Proposed Use	Residential development
Additional information on proposed development	Development of 30 units as detailed under planning application SL/2018/0959

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes As detailed in planning application SL/2018/0959
Steeply Sloping?	Yes The site has steep topography, however this has been addressed within the layout proposed under planning application SL/2018/0959

Known utilities or infrastructure on/under site that would present a constraint?	Yes As detailed in Planning Application SL/2018/0959
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes As detailed in Planning application SL/2018/0959
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	Yes A flood risk assessment has been submitted as part of the planning application SL/2018/0959
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Yes Bluebell wood is to the north of the site details of any trees affected by the development have been addressed within the documents submitted with planning application SL/2018/0959.
Public Rights of Way?	Yes There is a public right of way that runs east to north west from the end of Kendal Parks Road through the

	narrowest part of the site and leads to Kendal Parks Farm.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Yes There is a listed building called Raysholme at Oxenholme Farm immediately to the south of the site.
Scheduled monuments on/near site?	No
Potential for land use conflicts?	Yes The development has been carefully designed to minimise any negative impacts it will have on the adjacent residential properties.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is well located in relation to local services, which will reduce the need to travel by car. Also, new dwellings erected on the site could be built to high standards in terms of sustainability and energy efficiency.
Social/ environmental/ economic benefits?	Delivering additional housing to meet the needs of local communities.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No



Question	Submitted Information
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Don't know Unknown at this stage
Capable of meeting existing Local Plan policy requirements?	Don't know Unknown at this stage

Additional Comments

Question	Submitted Information
Additional comments?	



Land off Canal Head North, Kendal

Site Information

Question	Submitted Information
Site Name	Land off Canal Head North
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-30
Site Area (ha)	4.41
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.42
Easting and Northing	352039 , 492468
Current Land Use and Character	The site is an unoccupied plot of open land bound by trees on the east and south west.
Known previous uses on the site	Unknown
Character and land uses of surrounding area	Mixture of residential and commercial to north and south, predominantly industrial to the west.
Relevant planning history on site	Historically used as allotment gardens and as a recreational ground although all these uses have now ceased.

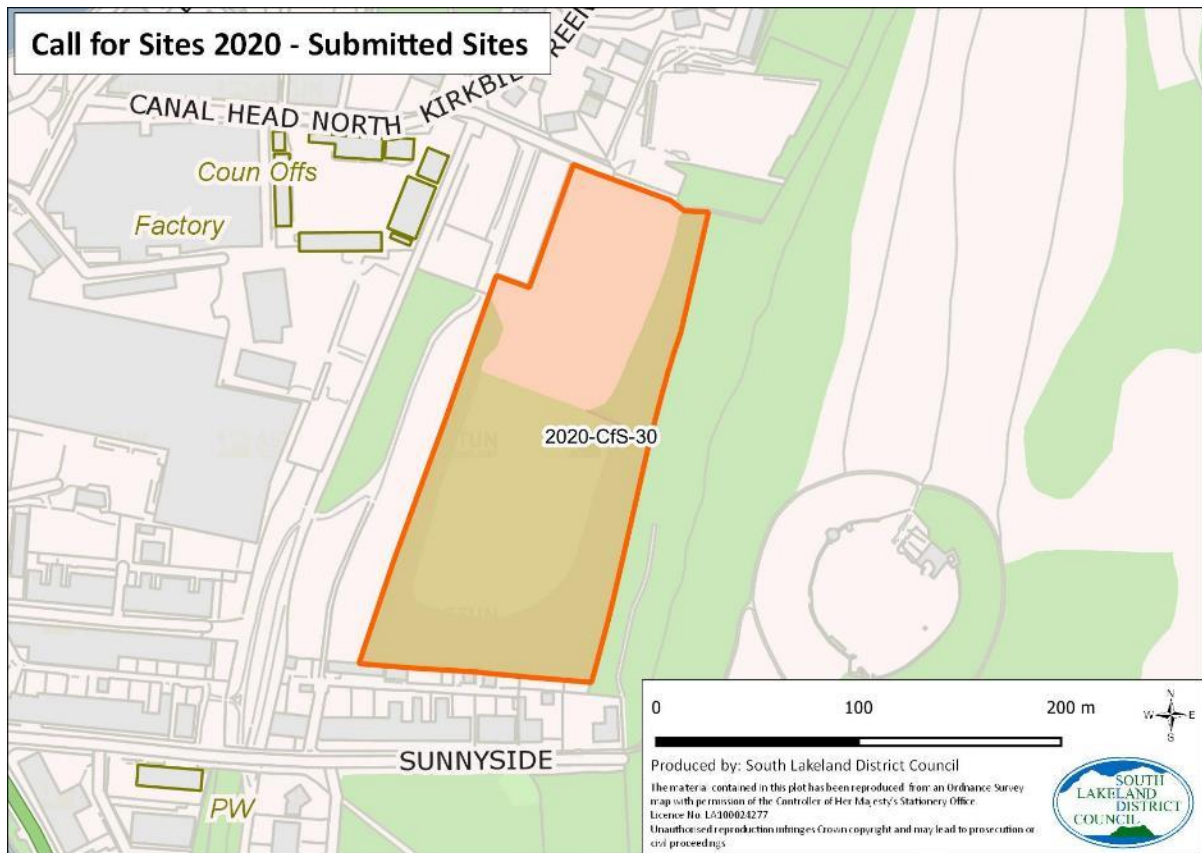


Figure 5: Land off Canal Head North

Proposed Use

Question	Submitted Information
Proposed Use	Residential development
Additional information on proposed development	Proposed residential development of the site, proposed site layout and numbers to be agreed.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Safe access can be achieved to unlock the development potential of this site from the existing highway at the north west corner of the site, further details to be agreed.
Steeply Sloping?	No

Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes The site is roughly rectangular in shape and comprises two level undeveloped fields, along the eastern boundary adjacent with the field in the north of the site there is a 4m slope upwards to an area of mature trees, sloping a further 6m up to a dry stone wall that defines the eastern boundary of the site.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	Don't know
Risk of Pollution, Contamination or Hazards?	Don't know The site has not had any previous industrial land uses and it is expected that there are no significant contaminant sources.
Nature and Geological Sites?	Don't know
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Don't know
Public Rights of Way?	Don't know

Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	Don't know
Listed buildings on/near site?	Don't know
Scheduled monuments on/near site?	Yes The site is within the Kendal Canal Head area and there are no scheduled monuments within the site, Kendal Castle is situated to the east of the site.
Potential for land use conflicts?	Don't know Details to be agreed

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is well located in relation to local services, which will reduce the need to travel by car. Also, new dwellings erected on the site could be built to high standards in terms of sustainability and energy efficiency.
Social/ environmental/ economic benefits?	Delivering additional housing to meet the needs of local communities.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	Yes
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	Unsure
Tenancy Issues	No
Minerals Rights	No
Other	No



Question	Submitted Information
Comments	Russell Armer are working with Canal Head properties to bring the site forward for residential development
Available?	Up to 5 years
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	Don't know
Viability concerns?	Don't know
Capable of meeting existing Local Plan policy requirements?	Don't know

Additional Comments

Question	Submitted Information
Additional comments?	Landowner support letter to follow under separate cover



Land at Stainbank Green, Brigsteer Road, Kendal

Site Information

Question	Submitted Information
Site Name	Land at Stainbank Green, Brigsteer Road
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-31
Site Area (ha)	1.03
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.03
Easting and Northing	350509 , 491935
Current Land Use and Character	Undeveloped agricultural land
Known previous uses on the site	Undeveloped agricultural land
Character and land uses of surrounding area	Within the Cumbria Landscape Character Appraisal Toolkit the site lies within character Type 3a - Coastal Limestone. Open Farmland and Pavements. The site exhibits some of the characteristics associated with this type.
Relevant planning history on site	There is no recent planning history on this site, however the site is allocated for development with a Development Brief in the current Local Plan



Figure 6: Land at Stainbank Green, Brigsteer Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential development
Additional information on proposed development	Master plan of proposed scheme including number of units is currently being prepared and will follow in due course.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Safe access to the highways network is achievable and a plan will follow in due course.
Steeply Sloping?	Don't know Topographical survey to be completed
Known utilities or infrastructure on/under	No

site that would present a constraint?	
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Don't know The site comprises of open fields.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	Don't know Unlikely as the site is undeveloped agricultural land.
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Don't know
Public Rights of Way?	Yes A footpath traverses the northern part of the site providing a link onto Brigsteer road and also on the western boundary.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No



Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	Yes A small cluster of houses at Stainbank Green have varying degrees of outlook onto part of the site, the future proposed layout will be designed sensitively to reduce the visual impact and privacy of these properties.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is well located in relation to local services, which will reduce the need to travel by car. Also, new dwellings erected on the site could be built to high standards in terms of sustainability and energy efficiency.
Social/ environmental/ economic benefits?	Delivering additional housing to meet the needs of local communities.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	No Yes No No No No No No
Comments	
Available?	Immediately Other land allocated is controlled by Story Homes and there is a willing partnership to bring the site forward.



Question	Submitted Information
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	Don't know
Viability concerns?	Don't know Unknown at this stage
Capable of meeting existing Local Plan policy requirements?	Don't know Unknown at this stage

Additional Comments

Question	Submitted Information
Additional comments?	Landowner consent letter to support the call for sites exercise as part of the Local Plan review will follow under separate cover



Parkside Fields, Kendal

Site Information

Question	Submitted Information
Site Name	Parkside Fields
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-32
Site Area (ha)	3.6
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.40
Easting and Northing	353090 , 491907
Current Land Use and Character	Agricultural (grazing)
Known previous uses on the site	
Character and land uses of surrounding area	See submitted information
Relevant planning history on site	There is a large agricultural barn at the southern edge of the site that has previously had permission for conversion to residential use (ref: CU/2015/0021).

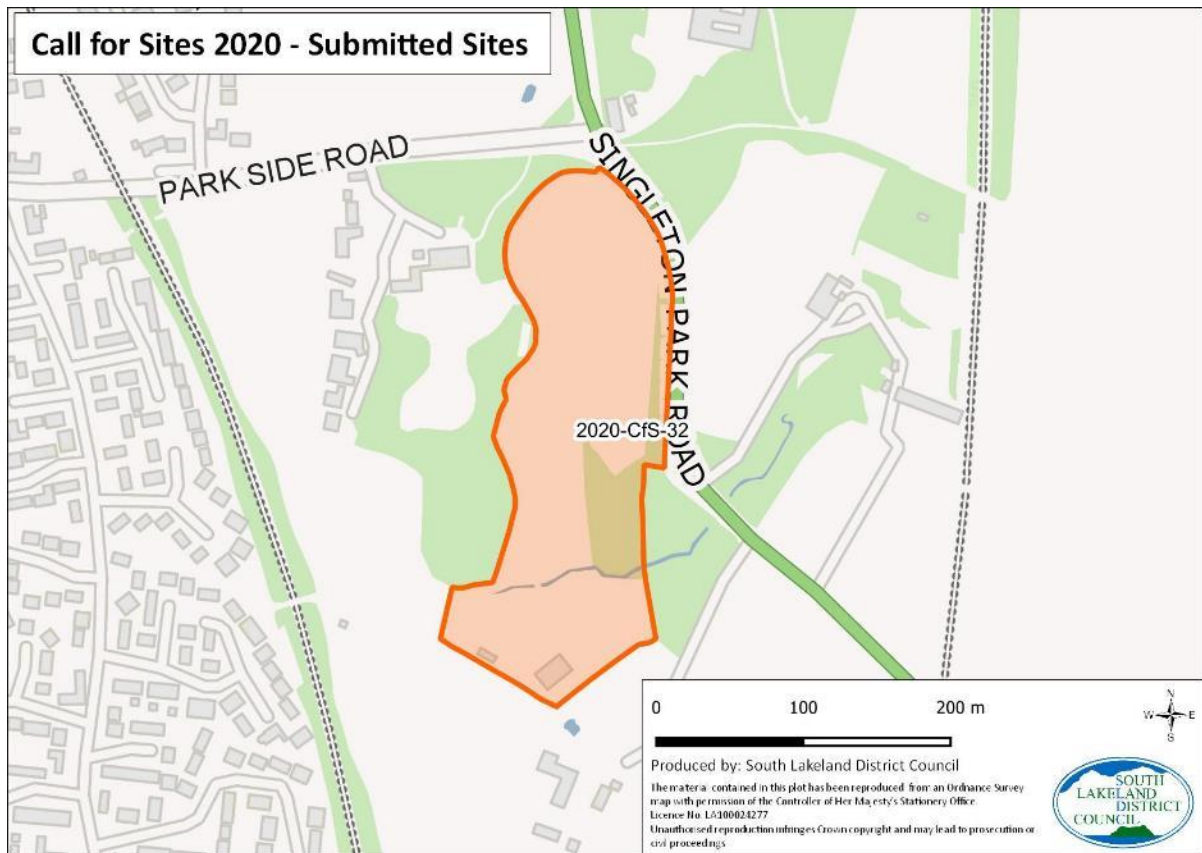


Figure 7: Parkside Fields

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	c. 20-30 new dwellings (at an appropriate density to the site and proposed development) of a mixed size, tenure and density, including affordable housing and provision for self-build.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes See attached Access Study prepared by R.G. Parkins & Partners Ltd
Steeply Sloping?	Yes See attached Site Promotion Document



Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	Yes See attached Site Promotion Document
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No See attached Preliminary Ecological Appraisal
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Yes See attached Site Promotion Document
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No



Listed buildings on/near site?	Yes See attached Site Promotion Document
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	See attached Site Promotion Document
Social/ environmental/ economic benefits?	See attached Site Promotion Document

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Site is owned by a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes



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SOUTH LAKELAND LOCAL PLAN 2040

Additional Comments

Question	Submitted Information
Additional comments?	



Land on the east and west sides of Appleby Road, Spital Farm, Kendal

Site Information

Question	Submitted Information
Site Name	Land on the east and west sides of Appleby Road, Spital Farm
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-40
Site Area (ha)	9.59
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	9.59
Easting and Northing	352713 , 494324
Current Land Use and Character	Agricultural meadow and pasture land
Known previous uses on the site	Agricultural meadow and pasture land
Character and land uses of surrounding area	Presently agricultural
Relevant planning history on site	No previous applications made

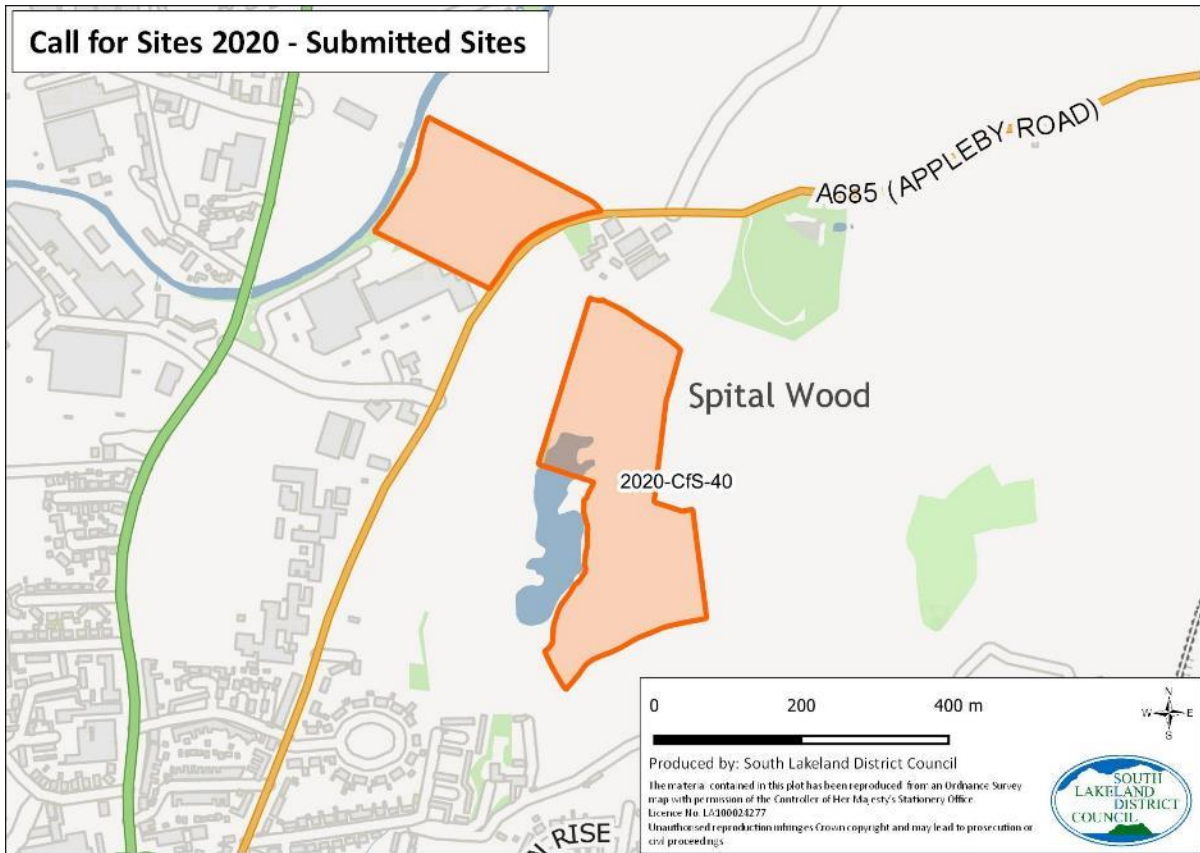


Figure 8: Land on the east and west sides of Appleby Road, Spital Farm

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	Housing: Mix of private and social housing Unit numbers: Mix and tenure to be developed should all allocation of the sites progress

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Please refer to Appendix B for possible access point to OS Numbers 7287 and 7012. OS 5238 has direct access onto Appleby Road
Steeply Sloping?	No
Known utilities or infrastructure on/under	Yes

site that would present a constraint?	<p>Yes</p> <p>OS 7287 underground electric cable, 33kv overhead pole line, 132 kv power line and a footpath.</p> <p>OS 5238 Stock Beck Culvert diversion, Doddingholme underground pumping main, ENW pole stays, footpath along the easterly side of the river, Environment Agency flow station and SSSI in the River Mint.</p>
Access to the following?	
Mains Water	Could readily be provided
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Could readily be provided
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	<p>Yes</p> <p>Site boundaries predominantly drystone walls</p>
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	<p>No</p> <p>The field to the west of OS 7287 being OS 5791 is low lying and stands water on occasions so this low spot could be used for SUDS water storage</p>
Risk of Pollution, Contamination or Hazards?	<p>No</p> <p>No investigations have been commissioned, however the site is green field with only agricultural as it's use</p>
Nature and Geological Sites?	<p>No</p> <p>The River Mint is designated a SSSI</p>
Potential for Protected Species?	No
Well related to existing settlement?	<p>On the edge of an existing settlement</p> <p>Site located on the edge of Kendal which is identified as a principal service centre in SLDC's core strategy development document</p>
Good access to services and facilities by sustainable travel?	A good range of facilities

Protected trees?	No No trees on or adjoining OS Numbers 7287, 7012. Mature trees on the riverbank adjoining the River Mint in OS 5238.
Public Rights of Way?	Yes There is a footpath through OS 7287 and a footpath along the westerly side of OS 5238 alongside the bank of the River Mint.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The location of the site in proximity to the existing town and its numerous facilities means it is realistic for future occupants not to be reliant upon private cars. The site has excellent links to existing public rights of way which will further encourage walking as a means of travel for residents of all ages.
Social/ environmental/ economic benefits?	Development of the site would provide a mix of private and social housing ideally located close to the existing service centre of Kendal. The house residents would likely contribute to sustaining the viability of the town centre retail and business, and would likely contribute to the success of the nearby existing sports, recreation and community facilities.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	None None None None None None Varies for each field See additional comments
Comments	
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	See additional comments
Viability concerns?	See additional comments
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	The Environment Agency are considering creating a swale through part of the land as part of the Kendal Flood Risk Management Scheme which will alienate the development potential of the land on both the east and west sides of Appleby Road. No further details have been provided by the EA as to the proposed scheme.



Land immediately east of Gillthwaiterigg Lane opposite Lakeland Distribution Centre, Westmorland Business Park, Kendal

Site Information

Question	Submitted Information
Site Name	Land immediately east of Gillthwaiterigg Lane opposite Lakeland Distribution Centre, Westmorland Business Park
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-50
Site Area (ha)	4.81
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	4.81
Easting and Northing	352143 , 495094
Current Land Use and Character	Agricultural grazing/pasture Site is in the Cumbria County Landscape Character Type 7b (Drumlin Fields) immediately north of the 'Urban' Character with Westmorland Business Park to the West, Fell View Trading Park to the South and Gillthwaiterigg Farm to the North.
Known previous uses on the site	Agricultural grazing/pasture Site is in the Cumbria County Landscape Character Type 7b (Drumlin Fields) immediately north of the 'Urban' Character with Westmorland Business Park to the West, Fell View Trading Park to the South and Gillthwaiterigg Farm to the North.
Character and land uses of surrounding area	Use of the immediate site and environs is grazing with adjacent business/industrial use. To the North and east the land use is more rural consisting of with hedgerows and isolated trees overlaid with small groups of farm and residential buildings along with some diversification of use (golf course, camp site). To the north the general environs of the site become enclosed at a distance by character types 11a & 13c (Fells & Foothills) of Longsledale & Whinfell
Relevant planning history on site	None

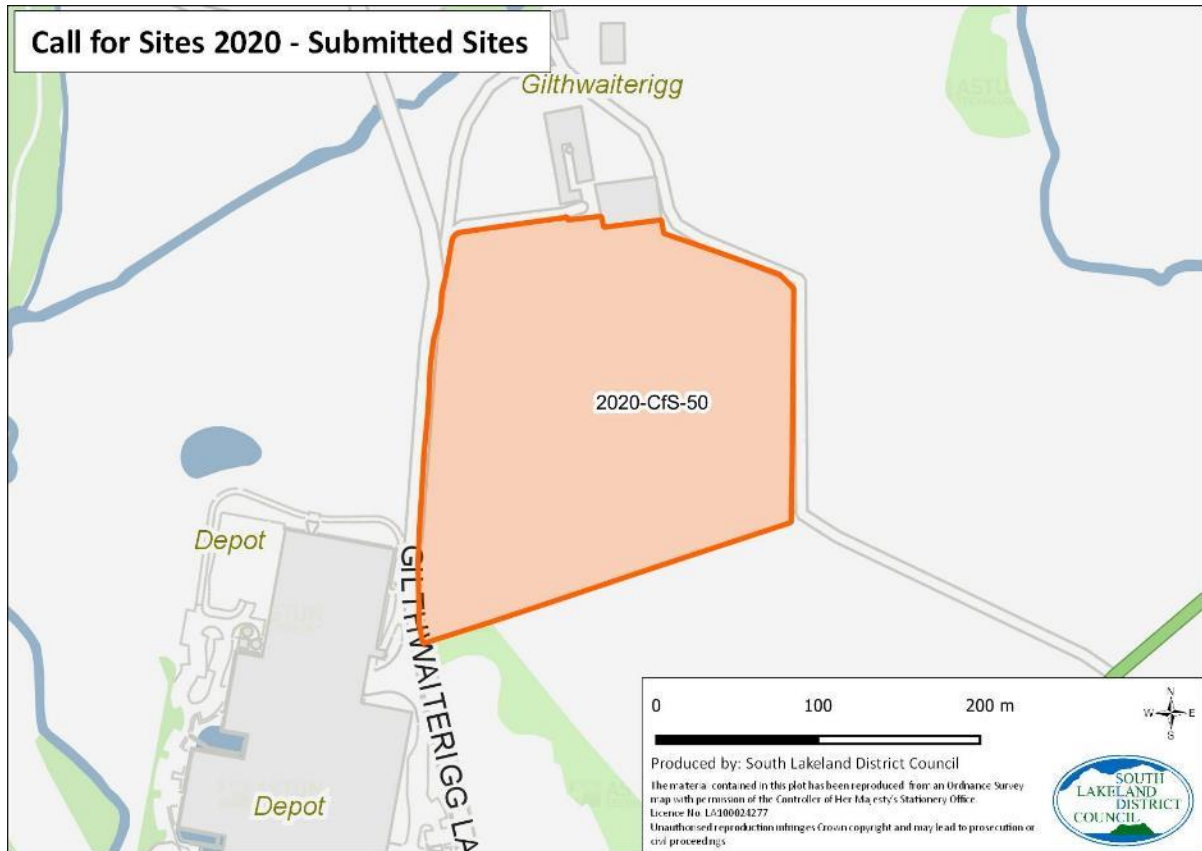


Figure 9: Land east of Gillthwaiterigg Lane

Proposed Use

Question	Submitted Information
Proposed Use	Proposed Use Type B1/B2
Additional information on proposed development	Specific numbers/areas not known at this stage.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access to A6 available via adjacent allocated site LA1.8 Current Application SL/2019/0734
Steeply Sloping?	No
Known utilities or infrastructure on/under	Yes

site that would present a constraint?	Overhead lines in furthest North East and South West Corners
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Unsure
Existing Landscape Features?	No Clear site no internal features other than grazing, extg hedgerow boundary to the West and South. Boundaries to the East and North formed by fenceline and access road to Gillthwaiterigg Farm.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	Don't know
Potential for Protected Species?	Don't know
Well related to existing settlement?	On the edge of an existing settlement Site relates to existing north edge of Westmorland Business Park & Fell View Business Park
Good access to services and facilities by sustainable travel?	A good range of facilities Distance to Kendal Town Centre approx 1.6 km. Distance to Kendal Railway Station approx.1.3km. A6 in close proximity to site connecting to M6 North (J39 20 mins.) & South (J36 19 mins.)
Protected trees?	Don't know
Public Rights of Way?	No
Currently used for sport or recreation?	No

Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Site will comply as much as practicable
Social/ environmental/ economic benefits?	Employment

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No



Question	Submitted Information
Capable of meeting existing Local Plan policy requirements?	No Not Applicable

Additional Comments

Question	Submitted Information
Additional comments?	



Kendal Parks Road, Kendal

Site Information

Question	Submitted Information
Site Name	Kendal Parks Road
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-56
Site Area (ha)	0.4
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.20
Easting and Northing	352967 , 490957
Current Land Use and Character	Overgrown scrub land classified as 'Amenity Space (no public access)' within Housing Allocation LA 2.4
Known previous uses on the site	
Character and land uses of surrounding area	Residential allocation LA2.4 built out by Storey Homes. This land currently detracts from the residential amenities of the area and serves no purpose. Development would make for a more efficient use of the land subject to the appropriate measures detailed within the Constraints & Opportunities Plan (see Appendix 1).
Relevant planning history on site	Historical planning application in 1989 for 3 no. dwellings (Ref: 5891892). The site has, however, since been surrounded by residential development as part of the above-identified housing allocation.



Figure 10: Land at Kendal Parks Road

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	Land capable of accommodating approximately 5 dwellings or a higher or lower density development, depending on housing need and/or market demand.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access can be achieved off Kendal Parks Road with good visibility.
Steeply Sloping?	Yes The land does slope but the land could be regraded (i.e. as per the surrounding residential development)

	to ensure new homes fit in with the surrounding levels.
Known utilities or infrastructure on/under site that would present a constraint?	Don't know N/A
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes watercourse but does not affect developable land area due to land levels
Flood Zone?	Don't know Please see Environment Agency Flood Risk Map in Appendix 2.
Surface Water Flood Risk?	No No, due to land levels.
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	Yes The stream/beck is an SSSI of ecological value but this will remain entirely unaffected by the proposals.
Potential for Protected Species?	Yes Foraging habitat potentially for bats and/or Great Crested Newts that can be mitigated through ecological surveys and Reasonable Avoidance Measures. White-clawed crayfish found within the River as part of the Storey Homes development but a 15 metres stand-off distance (see enclosed Constraints and Opportunities Plan in Appendix 1) will be adhered to within any future application at the site in-line with the requirements of the Storey

	Homes residential development mitigation requirements.
Well related to existing settlement?	On the edge of an existing settlement Surrounded by residential development within a housing allocation, so now seemingly within Kendal's settlement boundary given that the land is bound on all sides by residential development.
Good access to services and facilities by sustainable travel?	A good range of facilities Easy walking distance to all facilities within Kendal, with location being found to be appropriate and sustainable for accommodating new residential development in light of housing allocation.
Protected trees?	Don't know No answer
Public Rights of Way?	Yes Public footpath adjoins the southern and eastern boundary – see Definitive Map Extract in Appendix 3.
Currently used for sport or recreation?	No N/A
Access rights over land?	No N/A
Within/adjacent Conservation Area?	No N/A
Listed buildings on/near site?	No N/A
Scheduled monuments on/near site?	No N/A
Potential for land use conflicts?	No Land surrounded by new residential development and there is appropriate separation distances between the site and neighbours to accord with SLDC's residential design standards.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	There is potential to incorporate hydro-electricity and our client will incorporate renewable technology and a fabric-led design solution that will exceed building regulation standards.
Social/ environmental/ economic benefits?	Development of the land would provide aesthetic and environmental gain through tidying up the site and providing an enhanced biodiversity and planting of the site as part of the overall redevelopment of a portion of the site for housing, including a safeguarded area around the beck. Development would also enable the landowners to restrict public access to the SSSI which is currently unrestricted by virtue of the land being open.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	No No No Unsure No No No Unsure
Comments	A review of Title is required to confirm if any covenants or easements apply.
Available?	Immediately
Site Progress?	Site is owned by a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No There will be abnormal costs associated with releveling the site to fit in with the street scene but



Question	Submitted Information
	they are not significant enough to hinder development of the site.
Capable of meeting existing Local Plan policy requirements?	Don't know Did not answer

Additional Comments

Question	Submitted Information
Additional comments?	<p>The site is an area of 'left over' land from the Storey Homes development that can be developed sensitively to improve the aesthetic appearance of the scrub land. The landowners will have excess land that around the beck on the northern portion of the land that can be closed off and protected in line with advice received from Natural England and/or SLDC's Officers during the course of a planning application.</p> <p>Encl:</p> <ul style="list-style-type: none"> - Site Location Plan - Constraints & Opportunities Plan - Appendix 1 to 3



Land on the north side of Greenfields, Fowl Ing Lane, Kendal

Site Information

Question	Submitted Information
Site Name	Land on the north side of Greenfields, Fowl Ing Lane
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-58
Site Area (ha)	4.8
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	4.80
Easting and Northing	352614 , 493755
Current Land Use and Character	Pastoral agriculture
Known previous uses on the site	None
Character and land uses of surrounding area	Existing housing to south and west, open farmland to north, east and part of south. Refer to figure 07.
Relevant planning history on site	Existing housing to south and west, open farmland to north, east and part of south. Refer to figure 07.

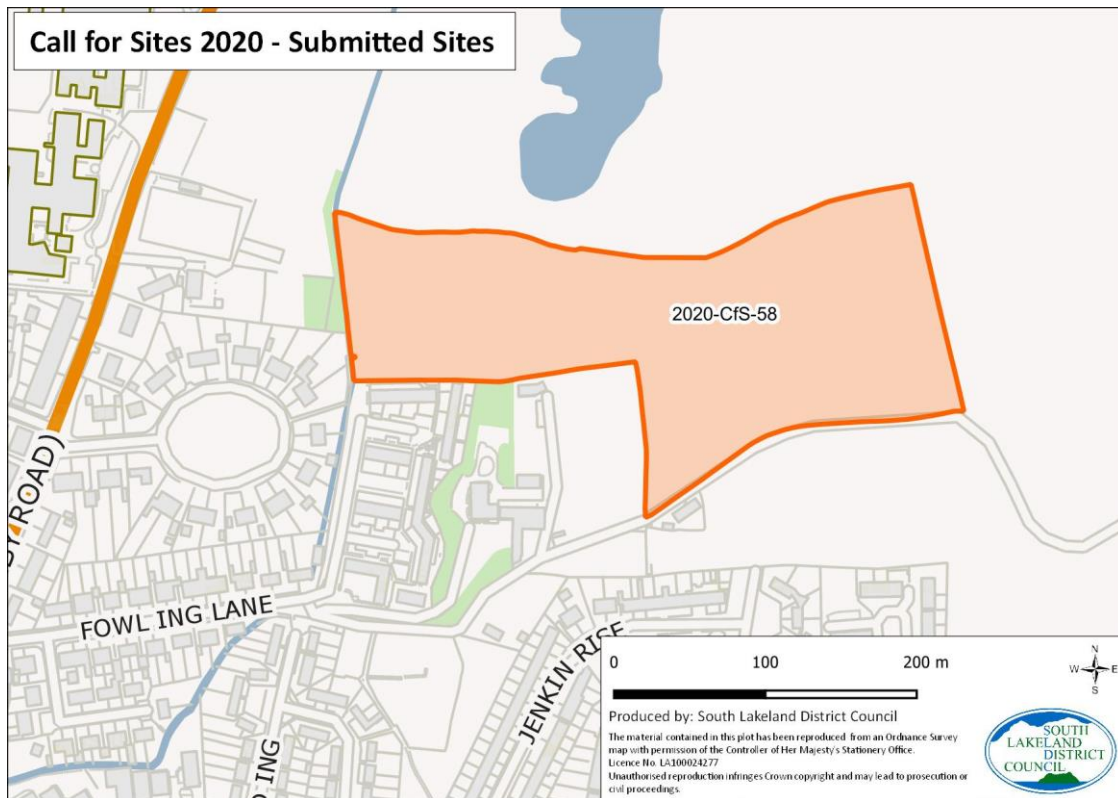


Figure 11: Land on the north side of Greenfields, Fowl Ing Lane

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	Mix of private and social housing. Unit numbers, mix and tenure to be developed should allocation of the site progress. In early discussions, South Lakes Housing have expressed a desire to retain an affordable element of the proposed site as part of any development.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Please refer figure 03 for proposed access point.
Steeply Sloping?	No Refer to figure 04 for site levels.

Known utilities or infrastructure on/under site that would present a constraint?	Yes Refer to figure 05 for a summary of known services taken from Utility Suppliers search records.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes Refer to figure 06. Site boundaries predominantly drystone walls, Stock Beck to western edge.
Flood Zone?	Flood Zone 1 Refer to figure 04 for site levels and adjacent flood zones. Site is significantly higher than adjacent flood zone 2.
Surface Water Flood Risk?	No There are a couple of low spots where standing water has been known to form in the past after prolonged periods of intense rainfall. It is anticipated these localised low spots would be used as part of the SUDS water storage, as noted in RC Parkins Overview of Flood Risk and Drainage Options.
Risk of Pollution, Contamination or Hazards?	No No investigations have been commissioned, however site is greenfield with only agricultural previous uses.
Nature and Geological Sites?	No Comments: SLDC map referenced in guidance highlights no designated sites. MAGIC map identifies part of the site on the edge of Woodland Priority Habitat Network (England) 'Lower Spatial Priority' (as is most of the agricultural land surrounding Kendal).
Potential for Protected Species?	No

Well related to existing settlement?	On the edge of an existing settlement Site located on the edge of Kendal, which is identified as a principle service centre in SLDCs Core Strategy development plan document.
Good access to services and facilities by sustainable travel?	A good range of facilities Refer to figure 10. <ul style="list-style-type: none"> - Primary & Secondary Schools within 0.6mile/13min walk - Queen Katherine Avenue Retail, 0.7mile/15min walk - Kendal Town Centre(Town Hall), Retail / Recreation / Employment, 1.0mile/21min walk - Sports Clubs and Pitches within 1.0mile/20min walk - Open space within 0.3mile/6min walk - Castle Street Community Centre, 0.7mile/13min walk - Station House GP and Pharmacy, 0.6mile/12min walk - Bus stop Appleby Road, 0.2mile/4min - Train Station, 0.6mile/12min walk
Protected trees?	Don't know No trees on the site, unsure of status of trees on adjoining properties.
Public Rights of Way?	Yes Footpath passes through the site and adjacent the south boundary, refer Figure 03
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No



Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The location of the site in proximity to the existing town and its numerous facilities means it is realistic for future occupants not to be reliant upon private cars. The site has excellent links to existing public rights of way which will further encourage walking as a means of travel for residents of all ages.
Social/ environmental/ economic benefits?	Development of the site would provide a mix of private and social housing ideally located close to the existing service centre of Kendal. Future residents would likely contribute to sustaining the viability of town centre retail and business. Residents would likely contribute to the successes of nearby existing sports, recreation and community facilities.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	Yes
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	The proposed principle site access is via Longlands View over land under the ownership of South Lakes Housing (SLH). Whilst the [REDACTED] family also owns land to the north which connects directly back to Appleby Road, access from the southern side of the site will better link the site into the existing town and will limit the impact of development on the family farm. SLH are very supportive of promoting the site with access over their land, with a view to retain an affordable element of any development. Please refer

Question	Submitted Information
	to South Lakes Housing email dated 15 Sep 2020 which supports bringing the site forward for development.
Available?	Immediately Whilst the site could be made available immediately, it is anticipated it will take several years to navigate the pre-development processes.
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	Please refer to the following separate supporting documents: <ul style="list-style-type: none"> - Supporting Plans and Information, figures 01 to 10 - Land Registry Title Plan CU314376 'Land to North of Greenfields' - Land Registry Title Plan CU311021 'Land Lying to East of Appleby Road' - Land Registry Title Plan CU265158 'Longlands View' - South Lakes Housing confirmation of support email dated 15/09/20 - I Transport Planning, Highways Technical Assessment - R G Parkins & Partners Ltd, Overview of Flood Risk & Drainage Options



Land east of Fowl Ing Works, Fowl Ing Lane, Kendal

Site Information

Question	Submitted Information
Site Name	Land east of Fowl Ing Works, Fowl Ing Lane
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-60
Site Area (ha)	0.67
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.67
Easting and Northing	352617 , 493651
Current Land Use and Character	Domestic garden
Known previous uses on the site	
Character and land uses of surrounding area	Residential properties to the south and west. Fowl Ing Works to the south west. Fields to north and east.
Relevant planning history on site	None

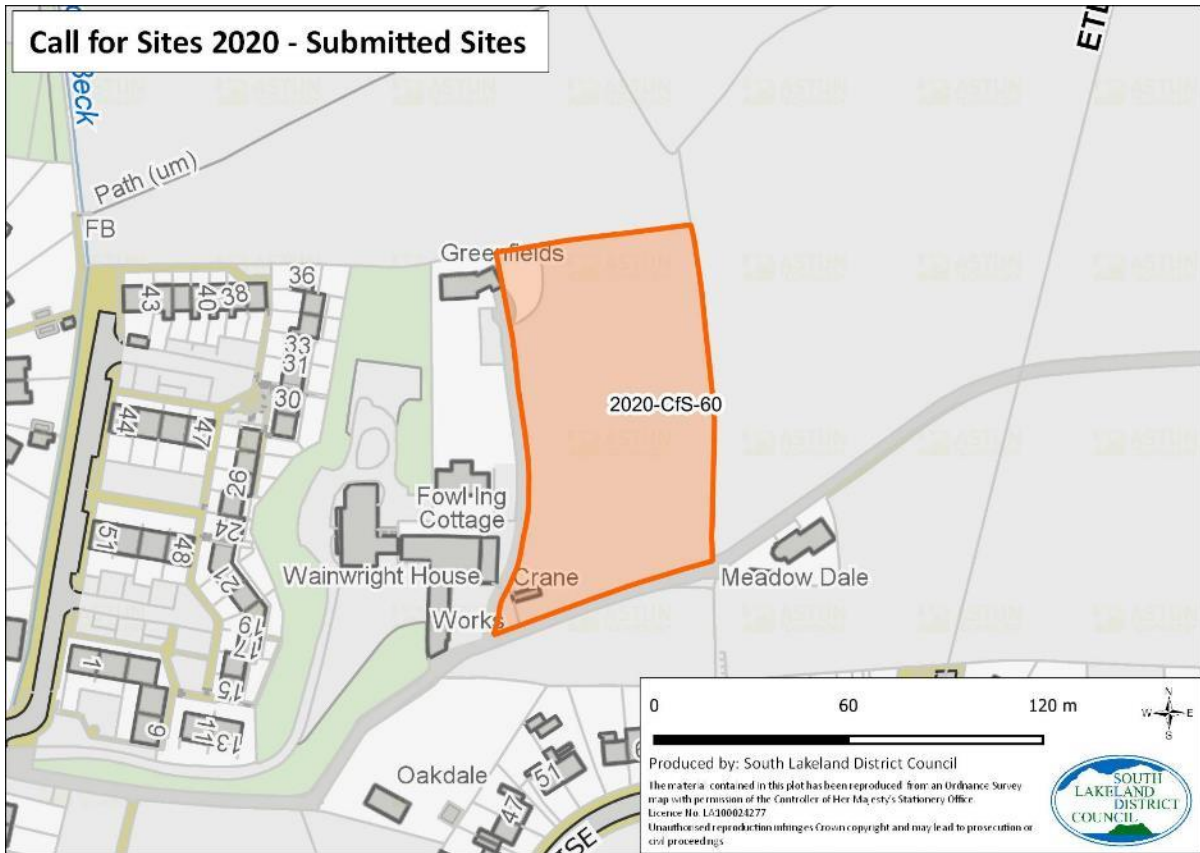


Figure 12: Land east of Fowl Ing Works, Fowl Ing Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	Approximately 10 to 15 dwellings depending on housing mix, density and nature of housing. Tenure - specialist housing for older persons e.g. bungalows

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access can be achieved from Fowl Ing Lane which is single carriageway at the eastern end which may limit the number of dwellings that can be accommodated on the site.
Steeply Sloping?	No

Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes There is a strong tree/hedgerow belt along the north, east and southern boundaries.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Yes All sites have the potential to provided suitable habitats for protected species. An ecological appraisal will review this issue and recommend how best to achieve biodiversity net gain.
Well related to existing settlement?	On the edge of an existing settlement The site immediately abuts the settlement boundary for Kendal as shown on Kendal North East Map 1.2
Good access to services and facilities by sustainable travel?	A good range of facilities Primary school - 650m Secondary school - 1 km Supermarkets - Spar 0.6km, Morrisons and Aldi - 1.3km Kendal Railway Station - 1.1 km

Protected trees?	No
Public Rights of Way?	Yes Fowl Ing Lane
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Yes Garden House, Fowl Ing Lane, located to the west of the site is Grade II
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is put forward as a small extension to the town of Kendal. At this stage we ask SLDC to consider the merits of the site as a future housing allocation. Any planning application will necessarily need to comply with SLDC development plan policies in relation to renewable energy, sustainable construction methods, biodiversity net gain, recycling, electric vehicle charging points, provision for home working etc.
Social/ environmental/ economic benefits?	All housing schemes, in sustainable locations, provide social and economic benefits. The site is located on the edge of Kendal so all residents have access to a range of facilities without being dependant on a private car. A residential development of the site would not have an adverse impact in environmental terms and can provide for biodiversity net gain.



Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	Planning Statement and Location Plan



Land at Mintsfeet Industrial Estate, Mintsfeet Road North, Kendal

Site Information

Question	Submitted Information
Site Name	Land at Mintsfeet Industrial Estate, Mintsfeet Road North
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-62
Site Area (ha)	0.87
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.87
Easting and Northing	351586 , 493985
Current Land Use and Character	Unused and vacant scrubland. Designated as Public Open Space in Local Plan Land Allocations DPD (December 2013) but never been used for such purposes.
Known previous uses on the site	Small part of a wider area previously used by United Utilities as a wastewater pumping station. Has been redundant for 30 – 40 years and surplus to United Utilities requirements. All records indicate that the subject site has never contained any infrastructure associated with previous wider wastewater uses.
Character and land uses of surrounding area	Greenfield site is relatively flat. Bounded to the north and east by established field boundaries, beyond which lie fields and sports pitches. Southern boundary is formed by buildings in the Mintsfeet Industrial Estate, which extends further to the south, whilst the western boundary comprises an established field boundary running along the river Kent, beyond which lie residential properties.
Relevant planning history on site	None for subject site. But be aware of planning application reference SL/2018/0925 to understand wider context. Refer to accompanying Representation Statement and Drainage Assessment by WYG for further details.



Figure 13: Land at Mintsfeet Industrial Estate, Mintsfeet Road North

Proposed Use

Question	Submitted Information
Proposed Use	Class E, B2, B8
Additional information on proposed development	<p>Site is suitable for a number of uses synonymous with the adjoining industrial estate. The site is being promoted for Class E (Commercial, Business and Service), Class B2, (General Industrial) and Class B8 (Storage and Distribution) including trade counters ancillary to the industrial uses.</p> <p>The site can accommodate up to 4,000 sqm of commercial use. Please refer to accompanying drawings and other technical documents.</p>

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes



	Site can be accessed from Mintsfeet Road North. Refer to accompanying Highways Initial Access Appraisal by CBO Transport.
Steeply Sloping?	No The site is relatively flat. Refer to Geo-Environmental Desktop Study by WYG.
Known utilities or infrastructure on/under site that would present a constraint?	No The site forms a small area of a wider parcel of land all under United Utilities land ownership. The wider area was previously used for sewage and water treatment however the subject site did not support any infrastructure associated with those previous uses. There is no known infrastructure or any other structures above or below the ground within the subject site boundaries.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes There are a number of trees within the site boundaries, None of which are category A trees. There are 2no. category B trees With the remaining being classified as C or U category. Refer to accompanying Arboricultural Report by Bowland Tree Consultancy for further details.
Flood Zone?	Flood Zone 3 Refer to accompanying Drainage Assessment and Representations Statement.
Surface Water Flood Risk?	Yes Refer to accompanying Drainage Assessment and Representations Statement.

Risk of Pollution, Contamination or Hazards?	Yes The site is adjacent to an existing Industrial Estate where there is a mixture of light industrial and other commercial uses which have the potential to result in some forms of pollution. Refer to Representations Statement and Geo-Environmental Desktop Study for further details.
Nature and Geological Sites?	Yes The adjacent river Kent and its banks are designated as a SSSI and a SAoC, with most of the western half of the site falling within a SSSI Impact Risk Zone. In addition, the river contains a specific SSSI Unit in Favourable Condition. Refer to accompanying Ecological Extended Phase 1 Report and Representations Statement for further details.
Potential for Protected Species?	Yes Refer to accompanying Ecological Extended Phase 1 Report for further details.
Well related to existing settlement?	On the edge of an existing settlement Immediately adjoins the Mintsfeet Industrial Estate.
Good access to services and facilities by sustainable travel?	A good range of facilities The site is located adjacent to the northern settlement boundary of Kendal. Refer to accompanying Representations Statement and Initial Access Appraisal.
Protected trees?	No Refer to accompanying Arboricultural Report
Public Rights of Way?	Yes A public footpath runs along the eastern boundary of the site – PROW number 536018 - with informal paths along the southern and western boundaries. Refer to accompanying Representations Statement.
Currently used for sport or recreation?	No Site is designated as Public Open Space in the Development Plan however it has never been used for such purposes.
Access rights over land?	No Land is in private ownership. United Utilities regularly fix fences and gates to prevent trespassing by people walking and wanting to access the river for fishing.



Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No There is a listed building to the west, beyond the River Kent – this is more than 130m away from the site.
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No The land would form an extension to Mintsfeet Industrial Estate. Refer to Representations Statement.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Refer to accompanying Representations Statement.
Social/ environmental/ economic benefits?	Refer to accompanying Representations Statement.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Up to 5 years Refer to Representations Statement – site would be available post completion of Phase 1 of the Kendal Flood Risk Management Scheme.



Question	Submitted Information
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No None of the site specific constraints would be insurmountable.
Capable of meeting existing Local Plan policy requirements?	No N/A

Additional Comments

Question	Submitted Information
Additional comments?	Documents submitted in support of this Submission: <ul style="list-style-type: none"> <input type="checkbox"/> Representations Statement. <input type="checkbox"/> Drainage Assessment. <input type="checkbox"/> Geo-Environmental Desktop Study. <input type="checkbox"/> Arboricultural Report. <input type="checkbox"/> Initial Access Appraisal. <input type="checkbox"/> Location Plan.



Land adjacent to Scroggs Wood, Kendal

Site Information

Question	Submitted Information
Site Name	Land adjacent to Scroggs Wood
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-71
Site Area (ha)	45.3
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	22.65
Easting and Northing	351015 , 489845
Current Land Use and Character	Agriculture
Known previous uses on the site	
Character and land uses of surrounding area	The residential settlement edge of Kendal is located north of the site, with agricultural land to the east, south and west.
Relevant planning history on site	None

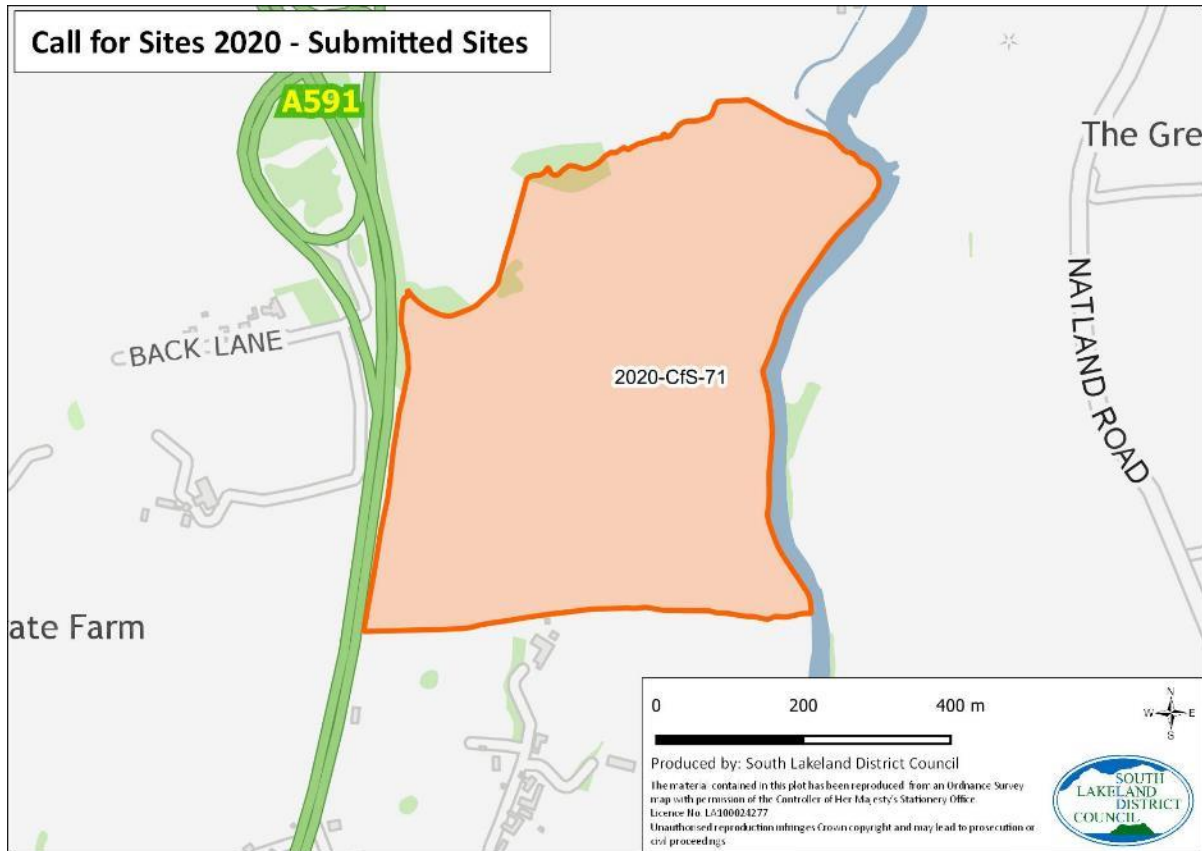


Figure 14: Land adjacent to Scroggs Wood

Proposed Use

Question	Submitted Information
Proposed Use	Mixed Use
Additional information on proposed development	This is a longer term possible mixed use site which would connect to and be integrated with the land at Scroggs Woods which is already allocated for development. We are working on the basis of bringing the immediate land at Scroggs Wood forward for mixed use development and making a successful scheme. This additional land could then be utilised to build on this success later in the Plan period and in the following Plan periods.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes



	<p>We envisage access will be taken through the existing Scroggs Wood allocation. It is also possible that a new access point will be available from the A591</p>
<p>Steeply Sloping?</p>	<p>No</p> <p>There are some topographically challenging areas of the site, we have calculated the developable area accordingly</p>
<p>Known utilities or infrastructure on/under site that would present a constraint?</p>	<p>No</p> <p>There are no known constraints to the provision of gas, electricity, waste water or water supply on the site, although the precise means of supply and connection will be confirmed through discussions with the relevant utility bodies as part of any planning application</p>
<p>Access to the following?</p> <p>Mains Water</p> <p>Mains Sewerage</p> <p>Electrical Supply</p> <p>Gas Supply</p> <p>Landline Telephone</p> <p>Superfast Fibre</p> <p>Broadband</p>	<p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p>
<p>Existing Landscape Features?</p>	<p>Yes</p> <p>The River Kent lies to the east of the site and there is a watercourse running through the centre of the site which feeds into the River.</p> <p>A number of trees are located adjacent to the south west boundary, and there are a handful of trees to the northern boundary and individual trees adjoining the west, south and east boundaries.</p> <p>Initial technical work has demonstrated these features can be easily incorporated into the design of any proposed development.</p>
<p>Flood Zone?</p>	<p>Flood Zone 1</p> <p>The vast majority of the site is Flood Zone 1. A small portion of the site (South East area) is within Flood Zone 2/3a. Development on the part of the site that falls within Zone 2/3a will be avoided.</p>



Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No There are no designated or locally important nature or geological sites within or directly adjacent to the site however the River Kent- Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) is located circa 50m east of the site.
Potential for Protected Species?	Don't know
Well related to existing settlement?	On the edge of an existing settlement The site is located close to the settlement of Kendal
Good access to services and facilities by sustainable travel?	A good range of facilities Kendal Town Centre is located circa 1.5 miles north of the site. Kendal is home to a number of shops, restaurants, pubs, community facilities, doctors' surgeries, schools and a train station.
Protected trees?	No
Public Rights of Way?	Yes There is a public right of way through Scroggs Wood to the north of the site. This provides a link to the right of way to the east of the site which provides access to Kendal Town Centre (via west bank of River Kent) and the open countryside to the south of the site.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Yes Helsington Laithes Manor Grade II* listed building lies to the west of the site. Helsington Snuff Mills Grade II listed building lies to the east of the site. The planning application will be accompanied by a Heritage Assessment to demonstrate how these



	assets will be safeguarded (with respect to their qualities and setting).
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	<p>A Flood Risk Assessment will be prepared and submitted in support of any planning application which will confirm that surface run-off will not exceed existing greenfield run-off rates including an allowance for climate change.</p> <p>The site provides the opportunity for a development that promotes high standards of energy efficiency and sustainable techniques in building design and respects the site's special qualities including enhancement of Scroggs Wood, and retention of natural landforms with significant landscaping and green areas.</p>
Social/ environmental/ economic benefits?	<p>The employment element of the wider Scroggs Wood site will deliver much needed employment opportunities to the area, making provision for, and encouraging SMEs.</p> <p>A mixed use development on the Land at Scroggs Wood would provide a number of houses, meeting the identified needs of South Lakeland, as well as an appropriate housing mix.</p> <p>The site would be developed to be in keeping with its rural location, with low density development and incorporating green corridors across the site. Significant areas of both formal and informal green space can be created given the size and nature of the site.</p> <p>New pedestrian and cycle links to Kendal from the site will increase connectivity and encourage sustainable travel and healthy lifestyles.</p>

Site Availability and Achievability



Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	No No No No No No No No
Comments	
Available?	Immediately The site is available immediately.
Site Progress?	Enquiries received
Timescale for Development?	11 - 15 years
Constraints affecting development?	No
Viability concerns?	Yes The viability issues associated with developing the land at Scroggs Wood for employment uses only are well understood by SLDC and the same issue will exist on this land, albeit probably to a lesser extent. With an appropriate mix of uses these can be overcome.
Capable of meeting existing Local Plan policy requirements?	Yes



Additional Comments

Question	Submitted Information
<p>Additional comments?</p>	<p>Savills have previously made representations regarding concerns over the Strategic Housing Market Assessment (SHMA) calculation of housing need. The adopted Local Plan includes a housing requirement figure of 400 dwellings per year (Core Strategy Policy CS6.1) over the plan period 2003-2025 whereas the 2017 SHMA contained an Objectively Assessed Need (OAN) figure of up to 290 dwellings per year. This is a significant change which resulted in SLDC making the working assumption that a 'limited quantity' of new housing land will be required in the new Local Plan. As forecast through our previous representations, the revised Standard Methodology for calculating OAN (Standard Method 2), published by Central Government has increased the housing requirement for South Lakeland to 410 dwellings per annum. Given that the new Local Plan is envisaged to cover the period until 2040, it is essential that the OAN figures are robustly reviewed in line with the government projections before progressing the plan further because it is an important foundation stone of the whole process. The Land at Scroggs Wood has been identified as suitable for mixed use development, we have demonstrated that it is deliverable and developable in line with the NPPF and it is located in close proximity to the existing settlement of Kendal. This is put forward as a natural and suitable extension to the Scroggs Wood site. As such, we respectfully request it is allocated for mixed use through the emerging Local Plan.</p>



Land at Scroggs Wood, Kendal

Site Information

Question	Submitted Information
Site Name	Land at Scroggs Wood
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-72
Site Area (ha)	30
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	11.00
Easting and Northing	350948 , 489843
Current Land Use and Character	Agriculture
Known previous uses on the site	
Character and land uses of surrounding area	The residential settlement edge of Kendal is located directly adjacent to the north of the site, with agricultural land to the east, south and west.
Relevant planning history on site	<p>The site is allocated within the current Local Plan Allocations DPD as a Strategic Employment site (LA2.9).</p> <p>SO/2019/0001 An EIA scoping opinion was submitted relating to the site and a forthcoming application for mixed use development. It was determined that EIA was required.</p> <p>Several pre-application discussions have been undertaken with SLDC officers who agreed that some 'enabling' residential development will facilitate the delivery of the employment site.</p>



Figure 15: Land at Scroggs Wood

Proposed Use

Question	Submitted Information
Proposed Use	Mixed Use
Additional information on proposed development	This site is an existing employment development opportunity within the adopted Local Plan. Going forward in the next Local Plan we propose that this site is considered as a mixed use allocation. The pre-applications discussions with SLDC have focused on introducing other uses, particularly residential, in order to make the site viable by delivering infrastructure. It is too early to be prescriptive on the precise break down / mix of uses, but employment, residential and other ancillary uses will be the key components. Any scheme will be landscape led.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	<p>Yes</p> <p>Vehicular access into the site would be achieved from the A6 Milnthorpe Road and the A591. An access strategy would be developed, taking into account national and/or local design guidance such as 'Manual for Streets' and the 'Cumbria Design Guide'. Agreement on the principle of an access strategy to the site would be sought with Cumbria County Council, as the Local Highway Authority, through the planning application process. Waterman have undertaken initial highways assessments to demonstrate this proposed access point is achievable.</p>
Steeply Sloping?	<p>No</p> <p>The site is sloping in aspect (see Figure 1.1) and gradually falls from west to east. The topography will be a major driver of the design approach, but it should not be considered as a constraint.</p>
Known utilities or infrastructure on/under site that would present a constraint?	<p>No</p> <p>There are no known constraints to the provision of gas, electricity, waste water or water supply on the site, although the precise means of supply and connection will be confirmed through discussions with the relevant utility bodies as part of any planning application</p>
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	<p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p>
Existing Landscape Features?	<p>Yes</p> <p>The River Kent lies to the east of the site and there is a watercourse running through the centre of the site which feeds into the River.</p>

	<p>A number of trees are located adjacent to the south west boundary, and there are a handful of individual trees adjoining the west, south and east boundaries.</p> <p>The site contains a hedgerow separating the north and south field</p> <p>Initial technical work has demonstrated these features can be easily incorporated into the design of any proposed development</p>
Flood Zone?	<p>Flood Zone 1</p> <p>The vast majority of the site is Flood Zone 1. A small portion of the site (South East area) is within Flood Zone 2/3a. Development on the part of the site that falls within Zone 2/3a will be avoided.</p>
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	<p>No</p> <p>There are no designated or locally important nature or geological sites within or directly adjacent to the site however the River Kent- Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) is located circa 50m east of the site.</p>
Potential for Protected Species?	Don't know
Well related to existing settlement?	<p>On the edge of an existing settlement</p> <p>The site is located adjacent to the settlement of Kendal</p>
Good access to services and facilities by sustainable travel?	<p>A good range of facilities</p> <p>Kendal Town Centre is located circa 1.5 miles north of the site. Kendal is home to a number of shops, restaurants, pubs, community facilities, doctors surgeries, schools and a train station.</p>
Protected trees?	No
Public Rights of Way?	<p>Yes</p> <p>There is a public right of way through Scroggs Wood to the north of the site. This provides a link to the right of way to the east of the site which provides access to Kendal Town Centre (via west bank of</p>

	River Kent) and the open countryside to the south of the site.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Yes Helsington Laithes Manor Grade II* listed building lies to the west of the site. Helsington Snuff Mills Grade II listed building lies to the east of the site. The planning application will be accompanied by a Heritage Assessment to demonstrate how these assets will be safeguarded (with respect to their qualities and setting).
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	It has already been agreed through a formal EIA scoping process that any planning application will be accompanied by an Environmental Statement. A Flood Risk Assessment will be prepared and submitted in support of any planning application which will confirm that surface run-off will not exceed existing greenfield run-off rates including an allowance for climate change. The site provides the opportunity for a development that promotes high standards of energy efficiency and sustainable techniques in building design and respects the site's special qualities including enhancement of Scroggs Wood, and retention of natural landforms with significant landscaping and green areas.
Social/ environmental/ economic benefits?	The employment element of the proposed site will deliver much needed employment opportunities to the area, making provision for, and encouraging SMEs.

Question	Submitted Information
	<p>A mixed use development on the Land at Scroggs Wood would provide a number of houses, meeting the identified needs of South Lakeland, as well as an appropriate housing mix.</p> <p>The site would be developed to be in keeping with its rural location, with low density development and incorporating green corridors across the site. Significant areas of both formal and informal green space can be created given the size and nature of the site.</p> <p>New pedestrian and cycle links to Kendal from the site will increase connectivity and encourage sustainable travel and healthy lifestyles.</p>

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	<p>Immediately</p> <p>A number of pre-application discussions have already been undertaken with SLDC and preparation of a planning application is underway. It is envisaged that development will commence on site within the first 5 years of the plan period.</p>
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Yes

Question	Submitted Information
	The viability issues associated with developing the site for employment uses only are well understood by SLDC. With an appropriate mix of uses these can be overcome.
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	<p>Savills have previously made representations regarding concerns over the Strategic Housing Market Assessment (SHMA) calculation of housing need. The adopted Local Plan includes a housing requirement figure of 400 dwellings per year (Core Strategy Policy CS6.1) over the plan period 2003-2025 whereas the 2017 SHMA contained an Objectively Assessed Need (OAN) figure of up to 290 dwellings per year. This is a significant change which resulted in SLDC making the working assumption that a 'limited quantity' of new housing land will be required in the new Local Plan. As forecast through our previous representations, the revised Standard Methodology for calculating OAN (Standard Method 2), published by Central Government has increased the housing requirement for South Lakeland to 410 dwellings per annum. Given that the new Local Plan is envisaged to cover the period until 2040, it is essential that the OAN figures are robustly reviewed in line with the government projections before progressing the plan further because it is an important foundation stone of the whole process. The Land at Scroggs Wood has been identified as suitable for mixed use development, we have demonstrated that it is deliverable and developable in line with the NPPF and it is located in close proximity to the existing settlement of Kendal. As such, we respectfully request it is allocated for mixed use through the emerging Local Plan.</p>



Land to the west of Burton Road, Kendal

Site Information

Question	Submitted Information
Site Name	Land to the west of Burton Road
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-73
Site Area (ha)	29.5
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	29.50
Easting and Northing	352046 , 490249
Current Land Use and Character	Agricultural
Known previous uses on the site	
Character and land uses of surrounding area	The location of land to the west of Burton Road is identified as a 'Broad Location' for growth by Policy LA1.4 of the South Lakeland Land Allocations DPD (SADPD) (adopted 2013).
Relevant planning history on site	



Figure 16: Land to the west of Burton Road

Proposed Use

Question	Submitted Information
Proposed Use	Mixed Use (residential and commercial)
Additional information on proposed development	<p>Please refer to accompanying Vision Document. This confirms that the site is capable of delivering a mixed-use sustainable urban extension, with a multi-generational housing offer and small scale commercial area, as follows:</p> <ul style="list-style-type: none"> - Around 300 new family homes, including full affordable housing provision. - Provision of homes for older residents, including downsizer dwellings and bungalows and bespoke retirement accommodation / or a care home (c. 0.85ha). - Provision of a small scale commercial area (c. 1.1ha) to provide small-scale office units for local 'starter' and SME businesses.



Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Please refer to accompanying Vision Document. It is proposed for two points off access off Burton Road. Impact on the highways network and site access points will be assessed as detailed layout design is brought forward on the site.
Steeply Sloping?	Yes The site has an undulating topography with high areas located centrally within the site with the topography subsequently sloping to the east, west and north.
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes Please refer to the accompanying Vision Document. The site has a number of landscape features including rolling topography, stone walls and hedgerows. These features will be retained as far as possible as detailed layout design is brought forward on the site.
Flood Zone?	Flood Zone 1 A full flood risk assessment will be prepared as detailed layout design is brought forward on the site.
Surface Water Flood Risk?	No

	A full flood risk assessment will be undertaken as detailed layout design is brought forward on the site.
Risk of Pollution, Contamination or Hazards?	No A full site investigation will be undertaken as detailed layout design is brought forward on the site.
Nature and Geological Sites?	Yes The site is not covered by any ecological designation. Two Natura 2000 sites are located within 5km of the site (River Kent Special Area of Conservation (SAC) and Morecambe Bay Pavements SAC). The River Kent is also a Site of Special Scientific Interest located within 1km to the north west of the site, and three non-statutory designations are located within 1km of the site (Hawes Wood County Wildlife Site (CWS), River Kent Natland CWS, Lancaster Canal CWS).
Potential for Protected Species?	No Please refer to accompanying Vision Document. An Ecological Constraints Walkover survey has been undertaken and confirmed that subject to additional survey work (Phase 1 Habitat Survey), there are no overriding ecological reasons to preclude development on the site.
Well related to existing settlement?	On the edge of an existing settlement Please refer to accompanying Vision Document. The site is located on the edge of the existing settlement of Kendal.
Good access to services and facilities by sustainable travel?	A good range of facilities Please refer to the accompanying Vision Document. The site is located on the edge of Kendal which is identified as a Principle Service Settlement; meaning it has the greatest access to services and facilities and where new development is concentrated.
Protected trees?	Yes Please refer to accompanying Vision Document. A number of trees located within the north of the site are subject to a TPO. These are proposed to be retained as detailed layout design is brought forward on the site.



Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	<p>Yes</p> <p>Please refer to accompanying Vision Document.</p> <p>An initial Heritage Assessment has been undertaken, this has identified a number of heritage assets within the surrounding area of the site. The most prominent of being Helme Lodge (Grade II Listed) to the north of the site.</p> <p>However, the prominence of Helme Lodge has already been affected by residential development both to the east and to the north-west. Therefore, any new development would be seen and experienced in the context of already established residential development which has eroded much of the parkland setting of the listed building already.</p>
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Please refer to the accompanying Vision Document.
Social/ environmental/ economic benefits?	Please refer to the accompanying Vision Document.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No



Question	Submitted Information
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	<p>Immediately</p> <p>The Site is under Option by Story Homes, a willing land owner and homebuilder with 30 years history of developing in Cumbria. It is therefore clearly owned by a landowner that is willing to release it for development and controlled by an experienced housebuilder. There are therefore no legal or ownership restrictions affecting the land that would preclude or delay delivery.</p> <p>The Site is therefore readily available with a realistic prospect of delivery within 5 years in accordance with PPG (paragraph 019). The submission of a full planning application for a mixed-use development, primarily residential-led, could be achieved within 12 months.</p>
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	<p>Yes</p> <p>Please refer to the accompanying Vision Document which outlines and justifies the vision for a new sustainable mixed-use community on land to the west of Burton Road, Kendal.</p>

Additional Comments

Question	Submitted Information
Additional comments?	



Land off Brigsteer Road, Kendal

Site Information

Question	Submitted Information
Site Name	Land off Brigsteer Road
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-74
Site Area (ha)	10.8
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	10.80
Easting and Northing	350559 , 491911
Current Land Use and Character	Agricultural
Known previous uses on the site	
Character and land uses of surrounding area	The site is located immediately to the west of Kendal and is bound by existing residential development to the east, Brigsteer Road to the north and agricultural land to the south and west. The A591 lies to the west of the site which is a strategic highway route which runs north-south across South Lakeland.
Relevant planning history on site	The land off Brigsteer Road site at Kendal is allocated for residential development by Policy LA2.7 (“Stainbank Green”) of the South Lakeland Land Allocations DPD (LADPD) (adopted 2013). A full planning application for the development of a first phase of residential development at the site, comprising 34 dwellings on land to the north of the site immediately south of Brigsteer Road, was refused by SLDC in February 2015 (ref. SL/2014/1146). However, Story Homes appealed the decision, and it was allowed in February 2016. Whilst that permission has lapsed, Officers will be aware that Story Homes has had recent pre-application discussions with SLDC about a revised development scheme. As such, as set out in SLDC’s Housing Land Supply Monitor, it is expected that new homes will be delivered at the site from 2022 onwards.

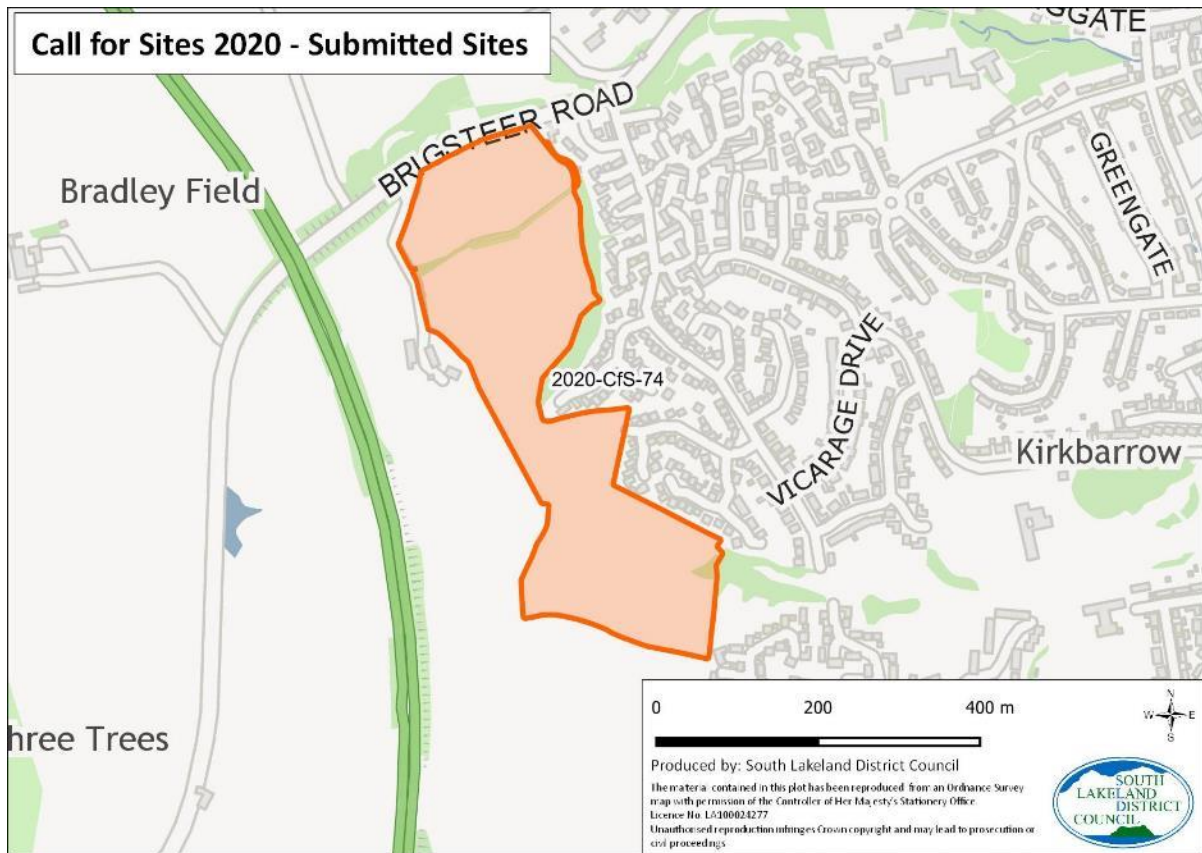


Figure 17: Land off Brigsteer Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	The Site is allocated for residential development by Policy LA2.7 of the LADPD, which estimated that it could deliver around 189 dwellings. Story Homes has had recent positive pre-application discussions with South Lakeland District Council to bring forward the site for residential development.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes The allocation for residential development by Policy LA2.7 and previous planning permission establishes site access from Brigsteer Road.

Steeply Sloping?	No The site has a relatively flat topography and therefore no topographical or stability challenges. As demonstrated by previous planning permission.
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes A belt of trees forms the north eastern boundary of the site, adjacent to the existing residential development. A second belt runs parallel with Brigsteer Road. A number of stone walls create field boundaries within the site.
Flood Zone?	Flood Zone 1 A full flood risk assessment will be prepared as detailed layout design is brought forward on the site.
Surface Water Flood Risk?	No A full flood risk assessment will be undertaken as detailed layout design is brought forward on the site.
Risk of Pollution, Contamination or Hazards?	No A full site investigation will be undertaken as detailed layout design is brought forward on the site.
Nature and Geological Sites?	Yes The site is not covered by any ecological designation. Two Natura 2000 sites are located within 5km of the site (River Kent Special Area of Conservation (SAC) and Morecambe Bay Pavements SAC). The River Kent is also a Site of Special Scientific Interest located within 1km to the east of the site

Potential for Protected Species?	No Ecological Survey work will be undertaken as detailed layout design is brought forward on the site; however, given the residential allocation and the previous planning permission on the site, it is considered that there are no overriding ecological reasons to preclude development on the site.
Well related to existing settlement?	On the edge of an existing settlement The site is located on the western edge of Kendal.
Good access to services and facilities by sustainable travel?	A good range of facilities The site is located on the edge of Kendal which is identified as a Principle Service Settlement; meaning it has the greatest access to services and facilities and where new development is concentrated.
Protected trees?	Yes The site is bounded to the east by an area of mature woodland with a TPO. A number of other trees within the site are also subject to TPOs including in the belt of trees running parallel to Brigsteer Road, a tree on the eastern boundary of the site adjacent to Ceder Grove / Alder Croft and a group of trees in the south east corner of the site.
Public Rights of Way?	Yes Public footpaths run along the north eastern boundary of the site from the adjacent residential area, this connects with the tree belt that runs parallel to Brigsteer Road providing a footpath across the site and continuing along the western boundary of the site. A footpath is also located across the centre of the site, linking to the residential area to the east and the western boundary of the site.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No



Potential for land use conflicts?	No
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Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	<p>The Brigsteer Road site is located immediately to the west of Kendal the largest Principle Service Settlement and the District’s social and economic hub. The Site has a close physical relationship with the existing built up part of the settlement and is well-located in relation to nearby services and facilities, including Ghyllside Primary School, Kendal College and Kendal Town Centre.</p> <p>The A591 lies to the west of the site which is a strategic highway route which runs north-south across South Lakeland, and enables easy and direct access into Kendal. Bus stops are also easily accessible within the residential development to the east of the site and along Brigsteer Road.</p> <p>This sustainable location means that inherently the site will encourage the use of more sustainable modes of travel, including via public transport or on foot, and therefore reduce the reliance upon cars.</p> <p>As detailed layout design is brought forward on the site, Story Homes will seek to provide a high quality landscape led scheme which will incorporate areas of green infrastructure to protect and enhance the natural environment and enhance pedestrian and cycle connections in and around the site.</p> <p>Furthermore, upon detailed design, Story Homes will explore the opportunities to incorporate renewable energy technology and sustainable construction methods.</p>
Social/ environmental/ economic benefits?	<p>The Site is located on the edge of Kendal the largest Principle Service Settlement and the District’s social and economic hub.</p> <p>It is located in an established market area which experiences strong demand for new homes, including affordable homes, and in very close proximity to the strategic road network such that it can be easily accessed from key employment destinations. It is therefore well suited to residential development and can deliver a sustainable and logical extension of</p>



Question	Submitted Information
	<p>Kendal which is well integrated into the local area and the surrounding countryside.</p> <p>Such extensions provide the opportunity to support local services and facilities by increasing the number of working age families who can underpin the viability and vitality of an area, including local shops and schools. They can therefore play a critical role in enhancing and contributing to the future sustainability of larger settlements such as Kendal.</p> <p>Story Homes will seek to provide a development of the highest quality across the site which will protect the environment, improve health and reduce health inequality through the provision of a landscape led layout which will include new green spaces and networks.</p>

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	No No No No No No No No
Comments	
Available?	Immediately The Site is partially owned by Story Homes, a homebuilder with 30 years history of developing in Cumbria. Story Homes are aware that the owners of the remainder of the allocation are actively seeking to bring their respective parcels forward for development, in accordance with the Development Brief. It is therefore under the control of “willing” landowners. There are no restrictions affecting the land that would preclude or delay delivery, such as legal or ownership impediments to development. This

Question	Submitted Information
	<p>is evidenced by the submission of a full planning application for residential development at part of the Site.</p> <p>The Site is therefore readily available with a realistic prospect of delivery within 5 years. There are therefore no legal or ownership restrictions affecting the land that would preclude or delay delivery.</p>
Site Progress?	Site is owned by a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	<p>The site benefits from an extant allocation in the LADPD. It is suitable and available for development, and is capable of delivering new homes within the next two years following the expected completion of the necessary highway infrastructure improvements. The site is therefore deliverable and can contribute towards meeting the district's housing needs. The allocation should therefore be carried forward into the LPR.</p>



Land at Castle Green Road, Kendal

Site Information

Question	Submitted Information
Site Name	Land at Castle Green Road
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-101
Site Area (ha)	3.45
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	3.45
Easting and Northing	353004 , 492221
Current Land Use and Character	Agricultural – grazing.
Known previous uses on the site	None.
Character and land uses of surrounding area	Residential, leisure and open space
Relevant planning history on site	None known.



Figure 18: Land at Castle Green Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential with potential to include assisted/ senior living/care/extra care facility
Additional information on proposed development	<p>A Market Review has been undertaken to consider a number of potential uses for the site. The Review considered existing requirements from a range of developers active in the area however the site was considered inappropriate for uses such as offices, retail and healthcare due to the sites location or lack of local demand. The Review found demand for residential use class C2 and care home/assisted/senior living development use class C2/C3 which was confirmed by a soft market testing exercise.</p> <p>Two indicative layout plans, enclosed, have been prepared by MR1 Architects to demonstrate that the site can accommodate residential only (C2) or</p>



Question	Submitted Information
	<p>residential uses and a purpose built care facility (C3). The indicative plans show:</p> <p>Option 1: the site is capable of accommodating 85 residential units with 45x 3bed townhouse dwellings; 36x 3bed semi-detached dwellings, 4x 4bed detached dwellings and a purpose built care home and</p> <p>Option 2: the site is capable of accommodating 100 residential units with 60x 3bed townhouse dwellings; 36x 3bed semi-detached dwellings, 4x 4bed detached dwellings without a purpose-built care facility.</p> <p>Both options include areas of landscaping/public open space, car parking, circulation routes and dedicated highways and pedestrian access. Overall, the site can accommodate circa 100 homes and a care facility.</p> <p>The layouts and mix of units are currently indicative and subject to change as part of detailed proposals.</p>

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	<p>Yes</p> <p>Transport and Highways Feasibility Assessment prepared demonstrators that a new safe access to Parkside Road is achievable and that the local highways network is capable of accommodating the modest increase in highways use associated with the potential residential development of the site. The site is considered to be in an accessible location by foot, cycle, public transport and by private car.</p>
Steeply Sloping?	<p>No</p> <p>The site has a undulating topography however it is considered to be acceptable for development for residential use.</p>
Known utilities or infrastructure on/under site that would present a constraint?	<p>No</p> <p>No. Street lights present around the boundary.</p>



<p>Access to the following?</p> <p>Mains Water</p> <p>Mains Sewerage</p> <p>Electrical Supply</p> <p>Gas Supply</p> <p>Landline Telephone</p> <p>Superfast Fibre Broadband</p>	<p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p> <p>Unsure</p> <p>Could readily be provided</p> <p>Could readily be provided</p>
<p>Existing Landscape Features?</p>	<p>Yes</p> <p>The site is generally undulating with a rise to the west of the site. A tree survey has been completed and has identified a number of high quality mature trees however these are predominantly located around the boundary of the site and could be incorporated within a scheme for the development of the site and retained without harm. Three Category A trees and a number of lower value trees fall within the centre of the site however it may be possible to retain CAT A trees within a future scheme or their loss mitigated with replacement planting.</p>
<p>Flood Zone?</p>	<p>Flood Zone 1</p> <p>A Flood Risk Assessment (FRA) has been prepared for the site and has been undertaken on the basis that the site could be developed for residential use. The site is also >1ha in area. The FRA found the site to fall entirely within Flood Risk Zone 1 (low). Residential development is considered to be a 'more vulnerable' use within the NPPF however such uses are considered appropriate in Zone 1. The FRA concludes that 'The majority of the site is at a very low risk of flooding from river, surface water and ground water sources.</p>
<p>Surface Water Flood Risk?</p>	<p>No</p> <p>A Flood Risk Assessment (FRA) has been prepared for the site and has been undertaken on the basis that the site could be developed for residential use. The site is also >1ha in area. The FRA found the site to fall entirely within Flood Risk Zone 1 (low). Residential development is considered to be a 'more vulnerable' use within the NPPF however such uses are considered appropriate in Zone 1. The FRA</p>

	concludes that 'The majority of the site is at a very low risk of flooding from river, surface water and ground water sources.
Risk of Pollution, Contamination or Hazards?	No The site is greenfield and away from any anticipated sources of pollution or contamination.
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The western boundary of the site is adjacent to residential properties on Larch Grove, Kendal while the eastern boundary is formed by A684 Castle Green Road, the western relief road avoiding Kendal Town Centre. As set out in the Transport and Highways Feasibility Assessment, the site is considered to be in an accessible location by foot, cycle, public transport and by private car.
Good access to services and facilities by sustainable travel?	A good range of facilities As set out in the Transport and Highways Feasibility Assessment enclosed, the site benefits from good access to a range of facilities including a health and fitness Centre, restaurant/pub within the Castle Green hotel opposite, bus stop adjacent and convenience store within a 10 minute walk (within 600m), primary school and secondary schools within a 20 minute walk (within 1,500m) and Kendal Town Centre and train station less than a 25 minute walk (within 2,000m). The closest bus stops are at Parkside Road, 200m to the south and on Castle Green Road, 300 to the north, both of which offer access to the 40, 42 and 42A series which offer circular routes through Kendal including to supermarkets and the hospital.
Protected trees?	Don't know One TPO understood to be located at 'Parkside' (TPO no: 170 2001 SLDC ref: 234) however the location is not known.
Public Rights of Way?	Yes

	Public highways form southern and western boundaries of the site, both of which include a footway. These lie outside the boundary of the site.
Currently used for sport or recreation?	No No, land is private
Access rights over land?	No No, no public access to the site.
Within/adjacent Conservation Area?	No No, the Kendal Conservation Area boundary is over 500m from the site boundary at its closest point.
Listed buildings on/near site?	No There are no listed buildings within the site however a number of listed buildings are present within the surrounding area. A Heritage Impact Assessment has been undertaken which concludes that the development of the site would not have an impact on the interest, importance or setting of any listed buildings due to the distance between the site and the buildings in question and/or lack of indivisibility due to topography, vegetation or the presence of other buildings.
Scheduled monuments on/near site?	No Kendal Castle is located over 600m west of the site however due to the Castle's prominent position, there is some inter-visibility between the site and the Castle. A Heritage Impact Assessment has been prepared which considers the impact of the proposed development of the site on a range of heritage assets including Kendal Castle. The HIA finds the magnitude of impact on Kendal Castle to be negligible and the impact on significance to be slight.
Potential for land use conflicts?	No The surrounding area is dominated by agricultural, residential and leisure uses. The immediate neighbours to the site are residential therefore directly compatible with the proposed use of the site. There is not anticipated to be any negative impacts on the surrounding area as a result of the site being developed for residential uses and any short term impacts as a result of construction works could be



	mitigated by use of a Construction Management Plan and controlled by condition.
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Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	<p>Yes. The site is located in a sustainable location close to amenities located within Kendal. As Identified by the Council, there is a need to provide housing for residents however due to the constraints associated with parts of the Lake District National Park and World Heritage Site and the Arnside Silverdale AONB falling within the District along with other topographical and geographic constraints such as flood risk and the gradient of land, developable areas within South Lakeland is limited. In addition, the District is rural in nature with service centre dispersed with major centres being Kendal and Ulverston although previously developed land is limited. The site in question is located adjacent to Kendal within walking distance of a range of facilities. As such, the development of the site offers an opportunity to deliver housing without requiring residents to rely on private cars to access facilities, supporting a reduction in greenhouse gas emissions and is thus in keeping with SLDC's declaration of a Climate Emergency.</p> <p>Matters such as the inclusion of renewable energy within the scheme and ensuring sustainable construction methods are employed are matters to be considered at the development management stage however the landowner supports the principle of including sustainable development principles such as these. In particular, ENWL are committed to becoming a Net Zero Carbon company by 2038.</p> <p>The site is located in a highly sustainable location adjacent to Kendal. The site is within walking distance of the town centre and a range of services and is close to bus stops and the railway station, offering a range of sustainable transport opportunities. The site offers an opportunity to provide much-needed housing in a sustainable location, close to jobs, education and amenities without the need to rely on unsustainable private car usage.</p>



Question	Submitted Information
<p>Social/ environmental/ economic benefits?</p>	<p>In addition to offering residential development in a highly sustainable location, the site has been identified as being appropriate for a senior living/care home/extra care facility. As set out in a number of Topic Papers and supporting information, South Lakeland has an increasingly aging population and is subject to significant inward migration from elsewhere in the UK, particularly by retirees. No specific provision for care home/senior living appears to be made in the early review of the Local Plan and thus the proactive promotion of this site for such uses offers an opportunity to secure an important social provision to the local community.</p> <p>The development of a site close to the existing town of Kendal and within easy walking and public transport distance will offer an opportunity to limit the environmental impact of residential development in the District when compared to the development of alternative sites in more rural and isolated locations. As set out above and in the Transport and Highways Feasibility Assessment carried out by the landowner, the site is in a sustainable location with good access to shops, healthcare, leisure education and employment provision and is accessible by public transport. Kendal is a major employment centre in South Lakeland and is a focal point for a range of community, economic and educational uses and thus the location of the site is well placed to be co-located with these uses. Although the site is greenfield in nature, there are no significant environmental or ecological constraints such as flooding or the presence of protected species or habitats.</p> <p>As set out in Topic Papers associated with the ongoing review of the local plan, South Lakeland suffers from significant outflows of working age population and an inflow of new residents from older demographics, particularly retirees. The provision of affordable and appropriate housing for working age residents is important to ensure a sustainable and well balanced population in locations which are close to jobs and schools, such as in Kendal. The provision for the development of a care home within the site is also considered to be an important contribution to the local community, offering opportunity for older residents to continue to live locally, in good quality</p>

Question	Submitted Information
	<p>modern accommodation and to remain part of their community. The care sector also provides an increasingly important contribution to the economy, providing jobs, skills and training opportunities across a range of roles and professions.</p> <p>It is therefore considered that the development of the site in question for residential or residential and care home uses would constitute sustainable development as set out in the development plan and the NPPF.</p>

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	ENWL encourages and where neighbouring sites are agreeable, would support enhanced connectivity for pedestrians and cyclists through the site that would extend into the local network.
Available?	Immediately
Site Progress?	Site is being marketed
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	<p>Yes</p> <p>Yes, the site is considered appropriate for the development of affordable housing and consideration has been given to care home/senior living uses on the site.</p>

Question	Submitted Information
<p>Additional comments?</p>	<p>The site is owned by Electricity North West Limited (ENWL), the distribution network operator covering the North West of England. The site is associated with ENWL's former regional headquarters, now the Castle Green Hotel. The site is currently used for agricultural grazing on an annual license. The site is not known to have been developed in the past and is considered to be greenfield land.</p> <p>ENWL have undertaken a number of surveys and reports in order to determine any constraints and opportunities associated with the development of the site. These surveys are summarised as follows:</p> <p>Flood Risk Assessment</p> <p>A Flood Risk Assessment, prepared by JBA Consulting, has been undertaken on the site which concludes that the site falls within Flood Risk Zone 1 (low) and as such is appropriate in principle for residential development. The site is not at risk of flooding however a number of small areas experience some seasonal standing water. It is considered achievable to mitigate any seasonal standing water and the drainage of the wider site by means of sustainable drainage measures.</p> <p>Heritage</p> <p>A Heritage Impact Assessment (HIA) carried out on the site found there to be no designated heritage assets on or adjacent to the site. The site is considered to have formed part of a deer park associated with Kendal Castle however there are no remaining features associated with this remaining. There are no listed buildings or Scheduled Ancient Monuments on or immediately adjacent to the site and the site does not fall within a Conservation Area or within the World Heritage Site. The impact of the proposed development of the site on designated and non-designated heritage assets has been considered and been found to be negligible.</p> <p>Transport</p> <p>A Transport Feasibility Assessment, prepared by Vectos, has been undertaken on the site which found the site to be capable of accommodating residential development. The site is well connected to a range of services including retail, education, leisure and community uses. The site is a short distance (350m)</p>

Question	Submitted Information
	<p>from a bus stop and less than 25 minutes' walk from a train station and as such is considered to be located in a sustainable location which limits the need for the use of private car. It is considered that a new access to Park Side Road is feasible and can be designed to provide safe access and egress from the site. The site is well connected to pedestrian infrastructure.</p> <p>Trees</p> <p>A tree survey has been completed by Amenity Tree Care Ltd. and has identified 25 category A records that include individual trees, all exhibiting significant visual amenity in the local and wider landscape. Many of the individual records are mature and located on the boundaries of the proposed development areas. The site also contains 18 Category B trees. Many of these records are located within groups that form wider visual amenity.</p> <p>The proposed layout has been designed to retain the majority of category A and B trees across the site with the removal category U trees to the north eastern corner of the site.</p> <p>Indicative Masterplans</p> <p>Indicative masterplans have been prepared by MR1 Architects to demonstrate the feasibility of the site accommodating residential only or a combination of residential and care home uses. As set out above, the indicative plans show the site is capable of accommodating between 85 and 100 dwellings and a purpose built care home facility. Both options include areas of landscaping/public open space, car parking, circulation routes and dedicated highways and pedestrian access. They allow for constraints including retention of category A trees within the site and avoiding the LV electricity cables which sit along the southern boundary with Parkside Road. The masterplans are obviously indicative, and flexibility for the mix and number of units could change at this stage of the partial review process of the Local Plan.</p>



Brigsteer Road, Kendal, Kendal

Site Information

Question	Submitted Information
Site Name	Brigsteer Road, Kendal
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-103
Site Area (ha)	0.21
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.21
Easting and Northing	350561 , 492112
Current Land Use and Character	Unused / vacant
Known previous uses on the site	Unused / vacant
Character and land uses of surrounding area	The site sits between two new residential developments (site context plan attached)
Relevant planning history on site	SL/2019/0398 Adjacent land planning approval notice attached

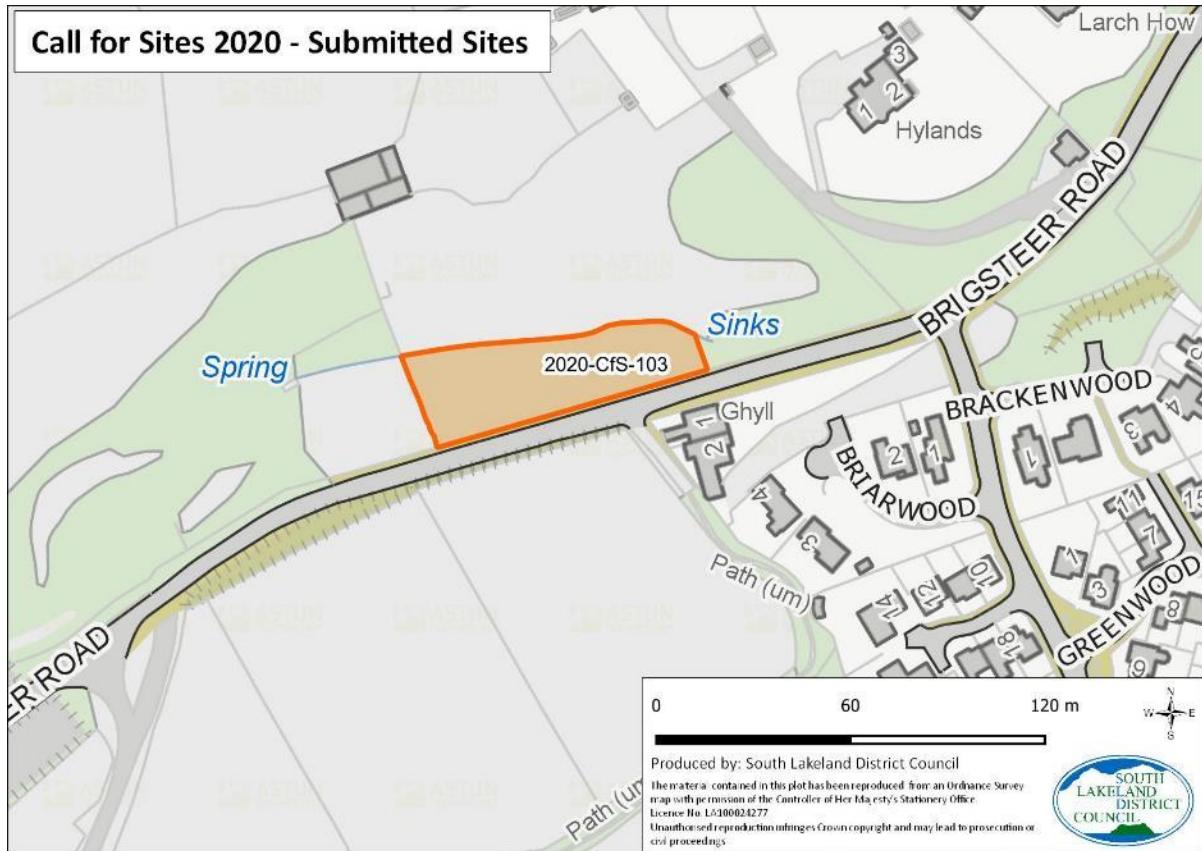


Figure 19: Land at Brigsteer Road, Kendal

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	One dwelling

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes The site benefits from an existing access with extant permission.
Steeply Sloping?	Yes A split level dwelling will be designed to accommodate the sloping topography.

Known utilities or infrastructure on/under site that would present a constraint?	Yes There is an existing culverted watercourse (Blind Beck) which does not interfere with the proposal.
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes Watercourses as previously described. Trees which would be protected.
Flood Zone?	Flood Zone 1 Flood map for planning application
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	Don't know
Potential for Protected Species?	Don't know
Well related to existing settlement?	Within an existing settlement Between new developments
Good access to services and facilities by sustainable travel?	A good range of facilities A short walk to the centre of Kendal
Protected trees?	Yes All existing trees will be protected as per LA guidelines
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No



Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The development will respond to the climate emergency by incorporating renewable energy technology and sustainable construction methods. It will support sustainable travel and also reduce car travel by employing local tradesmen where possible.
Social/ environmental/ economic benefits?	The development of this land would connect existing residential allocations to the northern and southern boundaries where there is currently a noticeable gap. The site is close to existing settlements and is within walking distance of Kendal town centre. The proposal would include the rebuilding of the surrounding stone walls and guarantee the protection of the existing trees.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	



Question	Submitted Information
Available?	Immediately
Site Progress?	Site is owned by a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	Title Deeds Flood Risk Map Site Context Plan Planning Permission SL/2019/0398



Natland Mill Beck Lane, Kendal

Site Information

Question	Submitted Information
Site Name	Natland Mill Beck Lane
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-107
Site Area (ha)	2.63
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.22
Easting and Northing	352053 , 490902
Current Land Use and Character	Agricultural (not currently grazing)
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Residential
Relevant planning history on site	SL/2018/1032

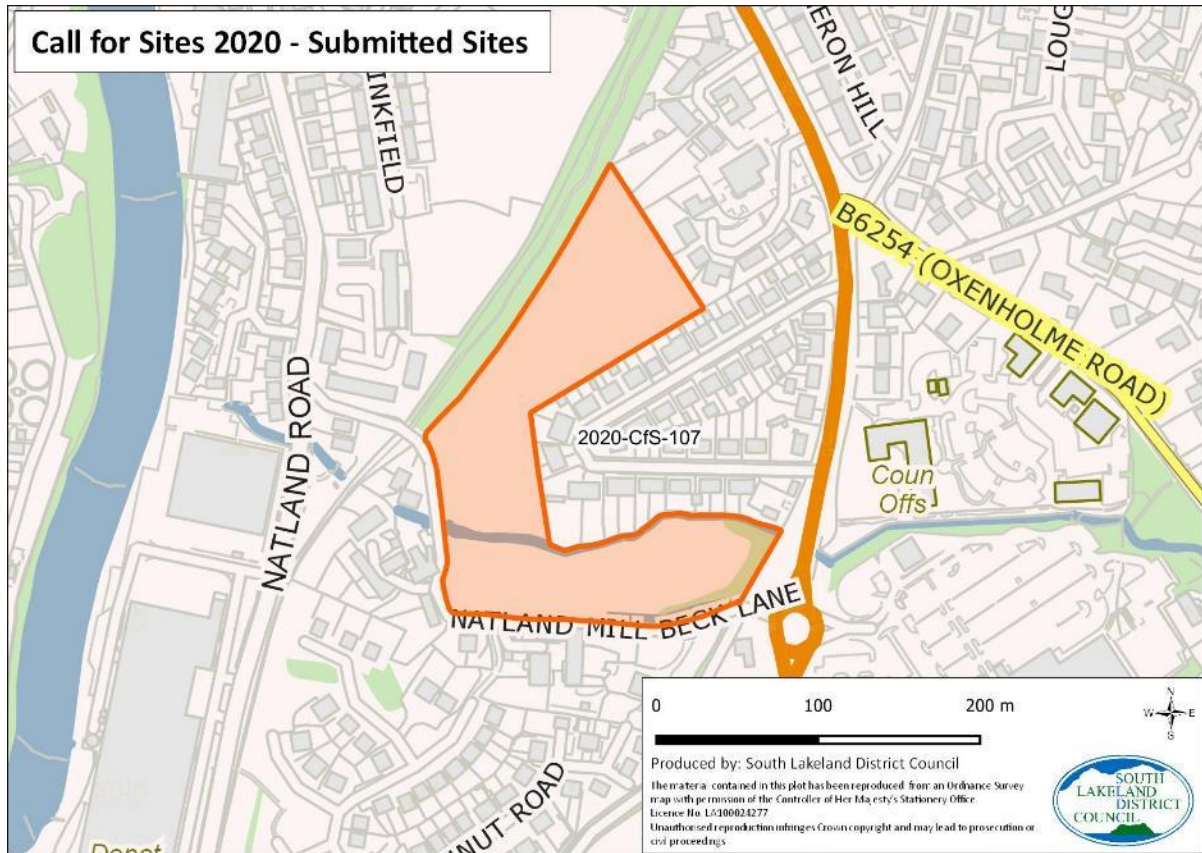


Figure 20: Land at Natland Mill Beck Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	10 no. dwellings of varying tenures

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes There are two possible access points indicated
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	Yes

	There are existing surface water and foul sewers crossing the site which will be accommodated in the scheme.
Access to the following?	
Mains Water	Yes
Mains Sewerage	Could readily be provided
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes There is a watercourse indicated on the attached layout
Flood Zone?	Flood Zone 1 Flood map for planning attached
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities Westmorland General Hospital Asda Kendal superstore Public transport Schools (0.6 miles north)
Protected trees?	Yes Within the area of land retained as a visual amenity
Public Rights of Way?	No

Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Yes Natland Mill Beck bridge and Natland Mill Beck farmhouse with attached cottage
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The scheme will respond to the climate emergency by incorporating renewable energy technology and sustainable construction methods. It will support sustainable travel by employing local tradesmen whenever possible. The site will incorporate green infrastructure.
Social/ environmental/ economic benefits?	The development will attract working families. It will create jobs and additional spending, also increasing local authority revenue. It will contribute towards education, community facilities and transport infrastructure. It will provide an area of planted open space where wildlife can thrive.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No



Question	Submitted Information
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Site is owned by a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	Land Registry details Flood risk map Suggested access points including existing landscape layout



Land at former Busher House Office, Kendal

Site Information

Question	Submitted Information
Site Name	Land at former Busher House Office, Kendal
Settlement/Locality	
Call for Sites Ref	2020-CfS-121
Site Area (ha)	0.21
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	0.21
Easting and Northing	351407, 493298
Current Land Use and Character	Unused, demolition site with informal car parking
Known previous uses on the site	Offices
Character and land uses of surrounding area	Residential/Commercial
Relevant planning history on site	Not known

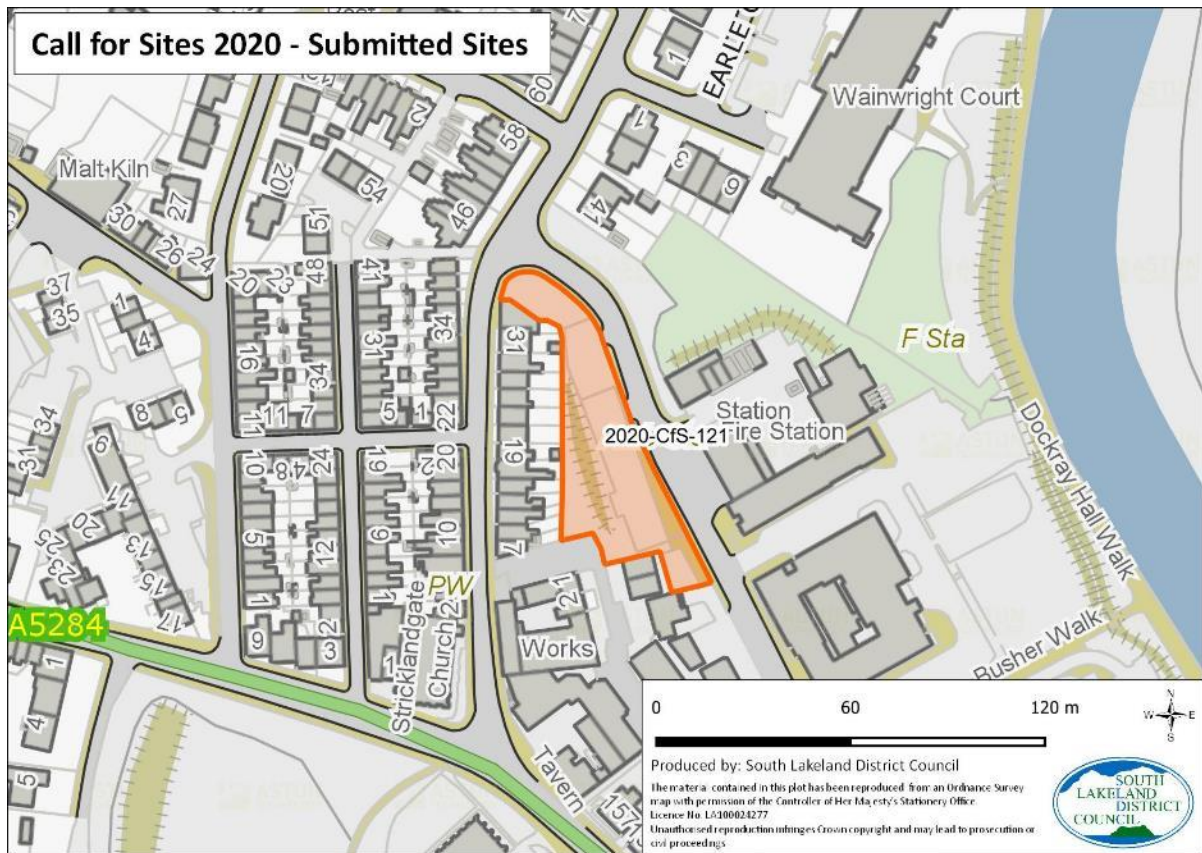


Figure 21: Land at former Busher House Office

Proposed Use

Question	Submitted Information
Proposed Use	Residential, commercial or retail
Additional information on proposed development	No work has been carried out on any proposals to date.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	

Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Unsure
Existing Landscape Features?	No
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities.
Protected trees?	No
Public Rights of Way?	No There are no public rights of way but some adjoining residents gain informal unauthorised access across the remaining car park for bin storage etc
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Yes Kendal County Hall



Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Not known
Social/ environmental/ economic benefits?	Development of the site could provide employment opportunities or additional housing.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes



Land at former Mintsfeet Highways Depot, Kendal

Site Information

Question	Submitted Information
Site Name	Land at former Mintsfeet Highways Depot, Kendal
Settlement/Locality	
Call for Sites Ref	2020-CfS-122
Site Area (ha)	0.7
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	0.7
Easting and Northing	351970, 493846
Current Land Use and Character	Vacant employment land
Known previous uses on the site	Former County Council Highways Depot
Character and land uses of surrounding area	Commercial, employment, retail, car showrooms, trade counter etc
Relevant planning history on site	Not known

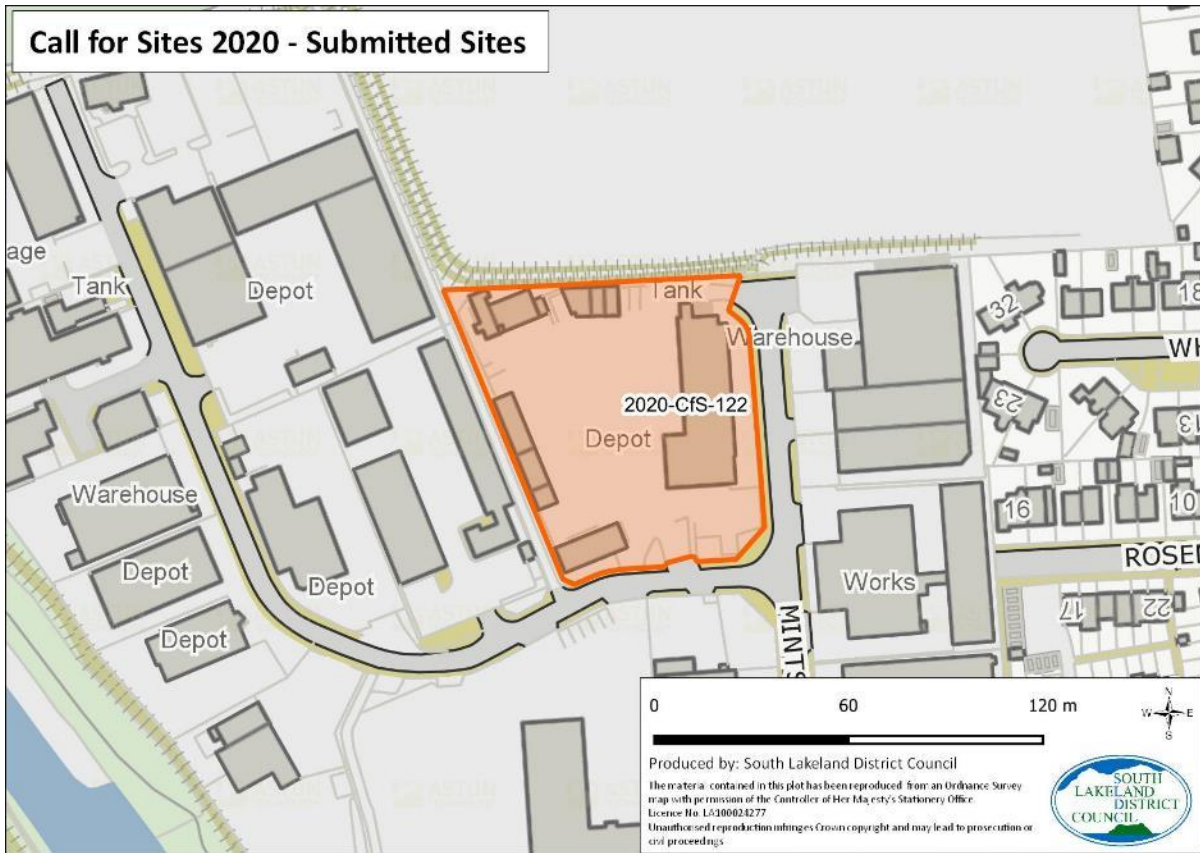


Figure 22: Land at former Mintsfeet Highways Depot

Proposed Use

Question	Submitted Information
Proposed Use	Employment or trade counter/retail
Additional information on proposed development	No work has been carried out on any proposals to date.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	

Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Unsure
Existing Landscape Features?	No
Flood Zone?	Don't know
Surface Water Flood Risk?	Yes The site flooded in the 2015 floods but we are not aware of any previous or subsequent flooding
Risk of Pollution, Contamination or Hazards?	No It is land on an industrial estate so there may be contamination from previous commercial uses but this shouldn't affect the ability of the site to be redeveloped for non-residential use.
Nature and Geological Sites?	No
Potential for Protected Species?	Don't know No ecology studies have been carried out to date.
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities.
Protected trees?	Don't know
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Don't know



Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Not known
Social/ environmental/ economic benefits?	Development of the site would provide employment opportunities.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Not applicable

Additional Comments



Shaping our future



SOUTH LAKELAND LOCAL PLAN 2040

Question	Submitted Information
Additional comments?	

2.2 Kirkby Lonsdale

Land off Kendal Road, Kirkby Lonsdale

Site Information

Question	Submitted Information
Site Name	Land off Kendal Road
Settlement/Locality	Kirkby Lonsdale
Call for Sites Ref	2020-CfS-29
Site Area (ha)	1.36
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.36
Easting and Northing	360440 , 478870
Current Land Use and Character	The site is an irregular shaped parcel of land located immediately west of Kirkby Lonsdale to the north of Kendal road and comprises undeveloped agricultural fields. Part of the land now forms a compound for the development of the phase 1 and 2 land.
Known previous uses on the site	Undeveloped agricultural land.
Character and land uses of surrounding area	The site merges into open countryside on its western boundary and to the east there are broad and continuous hedgerows and a number of mature trees which border the QES playing fields.
Relevant planning history on site	The site has a mixed use allocation and the areas to the north are subject to phase 1 and 2 residential developments by Russell Armer subject to a Hybrid planning consent (SL/2016/1015) which included- Full planning permission for 78 dwelling houses and associated infrastructure including landscaping, open space, access, highway and parking arrangements, suds, drainage and land re-profiling works; and outline planning permission for this site that is identified for B1/B2 employment space with all matters reserved apart from access which was granted with conditions on 14/12/2017.



Figure 23: Land off Kendal Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential development
Additional information on proposed development	We are reviewing the site to change the allocation to residential due to the lack of demand for employment space in this area, further details to be provided in due course.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes The access road constructed for the phase 1 and 2 areas provides sufficient safe access to service this site.

Steeply Sloping?	Yes The site generally slopes down from Kendal Road and there is a steep hill to the west which screens the site from views from the A65. These topographical challenges will be addressed in any proposed future layout for the site and further details will be provided in due course.
Known utilities or infrastructure on/under site that would present a constraint?	Yes There is a rerouted overhead power line easement that crosses the site together with a high pressure gas main easement, these constraints will be taken into account in any proposed future layout.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Yes Yes Yes Yes Yes Yes
Existing Landscape Features?	Yes There is a tree lined boundary to the east bordering the playing fields.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No No contamination is either recorded or reported on this site as it is previously undeveloped agricultural land.
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The site sits on the western edge of Kirkby Lonsdale and forms a natural extension to the town, the access

	road links through to the phase 1 &2 residential development currently under construction.
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Don't know
Public Rights of Way?	No There are no public rights of way through the site.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	Yes The proximity of the adjacent floodlit all weather pitch may have an impact of the design and layout of any proposed scheme.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is well located in relation to local services, which will reduce the need to travel by car. Also, new dwellings erected on the site could be built to high standards in terms of sustainability and energy efficiency.
Social/ environmental/ economic benefits?	Delivering additional housing to meet the needs of local communities.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Owner/part owner of a portion of the site
Affected by: Multiple Ownership Third Party Land	No Yes



Question	Submitted Information
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	There is a rerouted overhead power easement together with a high pressure gas main that both cross this site
Available?	Immediately The site could be immediately available for residential development subject to obtaining a valid planning consent for residential.
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	Don't know
Viability concerns?	Don't know Unknown at this stage
Capable of meeting existing Local Plan policy requirements?	Don't know Unknown at this stage

Additional Comments

Question	Submitted Information
Additional comments?	Land owner confirmation to follow under separate cover.



Land at Kittygill Farm, Kittygill Lane, Kirkby Lonsdale

Site Information

Question	Submitted Information
Site Name	Land at Kittygill Farm, Kittygill Lane
Settlement/Locality	Kirkby Lonsdale
Call for Sites Ref	2020-CfS-42
Site Area (ha)	3.8
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	3.80
Easting and Northing	360231 , 478561
Current Land Use and Character	Agriculture
Known previous uses on the site	Agriculture
Character and land uses of surrounding area	Agriculture
Relevant planning history on site	None



Figure 24: Land at Kittygill Farm, Kittygill Lane

Proposed Use

Question	Submitted Information
Proposed Use	Mixed Use – Residential and Employment
Additional information on proposed development	No comments given

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	

Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Unsure
Superfast Fibre Broadband	Unsure
Existing Landscape Features?	Yes
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement Please see enclosed Planning Appraisal.
Good access to services and facilities by sustainable travel?	A good range of facilities <ul style="list-style-type: none"> • Booths, Kirkby Lonsdale – 0.6 miles and 11 minutes walking distance. • St Mary's Primary School and Queen Elizabeth Secondary School – 0.4 miles and 7 minutes walking distance. • The Lunesdale Doctors Surgery – 0.6 miles and 11 minutes walking distance. • Kirkby Lonsdale Town Centre – 0.7 miles and 13 minutes walking distance.
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No

Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The development of the proposed site will support sustainable travel and reduce car travel due to its location on the edge of Kirkby Lonsdale.
Social/ environmental/ economic benefits?	No comments given

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No



Question	Submitted Information
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	Please see enclosed Planning Appraisal.



Robrairie Land, Kirkby Lonsdale

Site Information

Question	Submitted Information
Site Name	Robrairie Land
Settlement/Locality	Kirkby Lonsdale
Call for Sites Ref	2020-CfS-43
Site Area (ha)	2.58
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.50
Easting and Northing	61411 , 78096
Current Land Use and Character	Agricultural
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Residential to west, agricultural to south and a65 and town boundary to north
Relevant planning history on site	None

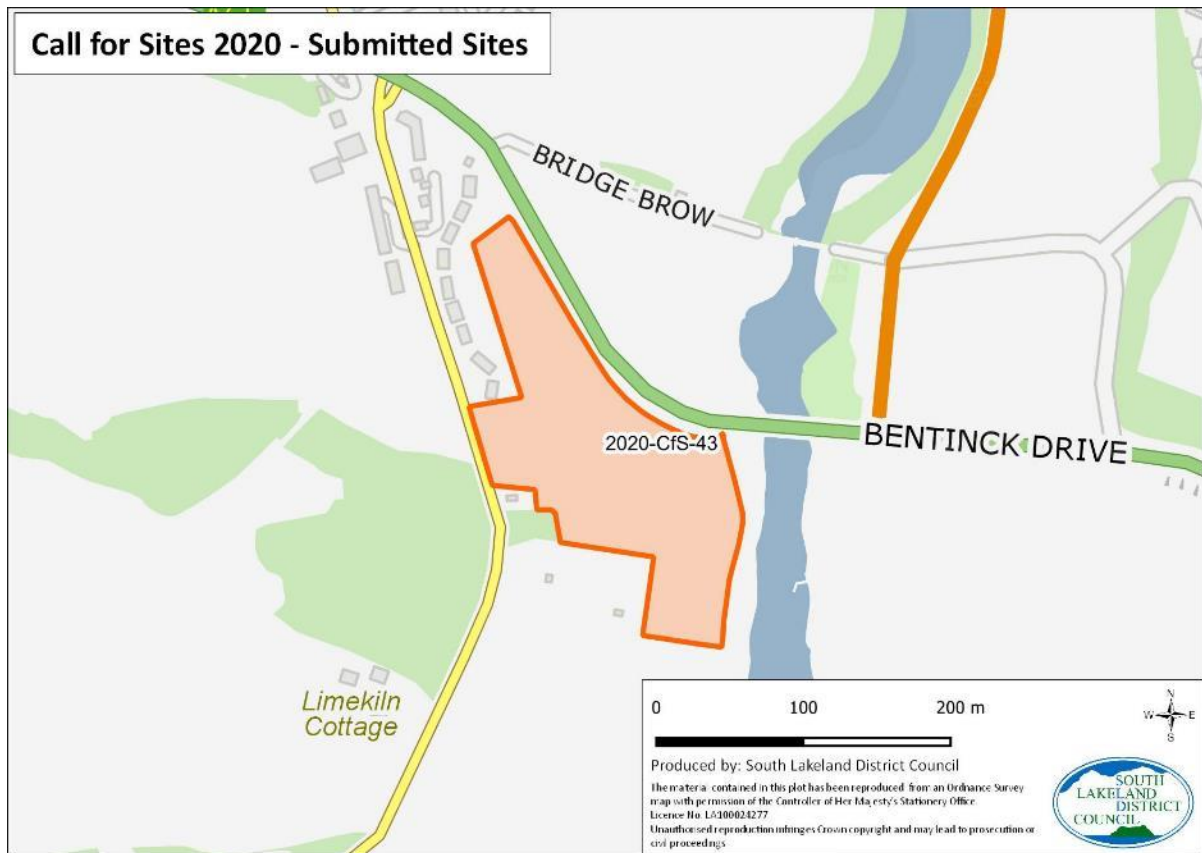


Figure 25: Robrairie Land

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	15 – 20 detached and semi-detached properties incorporating affordable units in line with policy

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access is possible from b6254
Steeply Sloping?	No The land is gently sloping
Known utilities or infrastructure on/under	No None so far as we are aware

site that would present a constraint?	
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	No
Flood Zone?	Flood Zone 1 Not affected by flooding
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The site is adjacent to existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities All the towns facilities are within easy walking distance
Protected trees?	Yes TPO on trees adjacent to the site which would not be affected by development
Public Rights of Way?	Yes Two public footpaths cross the site but don't prevent development
Currently used for sport or recreation?	No
Access rights over land?	No

Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No None that are apparent

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site can be developed in line with the council's policy on climate change.
Social/ environmental/ economic benefits?	The site will provide much needed housing

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No



Question	Submitted Information
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	



Bidge Brow Lunefield, Kirkby Lonsdale

Site Information

Question	Submitted Information
Site Name	Bridge Brow, Lunefield
Settlement/Locality	Kirkby Lonsdale
Call for Sites Ref	2020-CfS-44
Site Area (ha)	0.54
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.54
Easting and Northing	61371 , 78338
Current Land Use and Character	Agricultural
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Development boundary of Kirkby Lonsdale
Relevant planning history on site	None

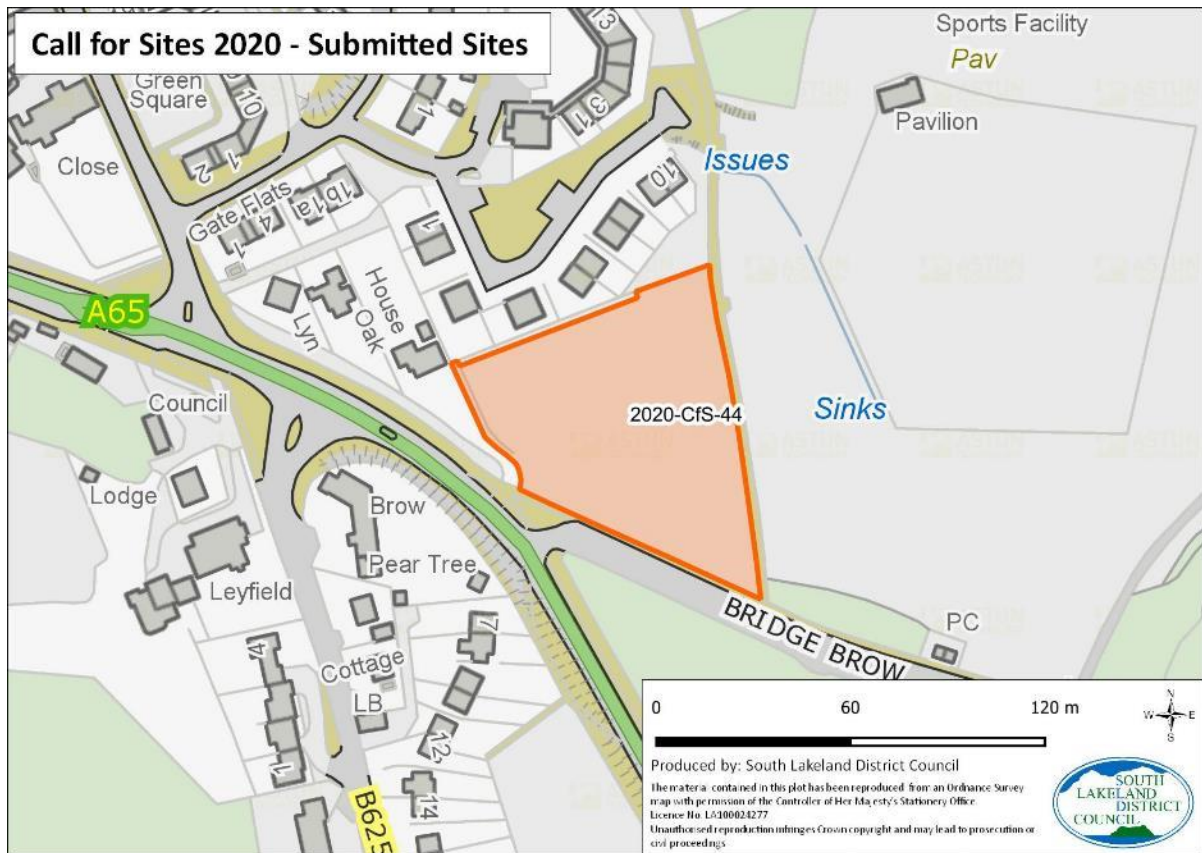


Figure 26: Land at Bridge Brow, Lunfield

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	10 – 15 detached and semi-detached properties incorporating affordable units in line with policy

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access is possible from bridge brow
Steeply Sloping?	No The land is gently sloping
Known utilities or infrastructure on/under	No None so far as we are aware

site that would present a constraint?	
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	No
Flood Zone?	Flood Zone 1 Not affected by flooding
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The site is adjacent to existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities All the towns facilities are within easy walking distance
Protected trees?	Yes TPO on trees adjacent to the site which would not be affected by development
Public Rights of Way?	Yes Public footpath along one boundary
Currently used for sport or recreation?	No
Access rights over land?	No

Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No None that are apparent

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site can be developed in line with the council's policy on climate change.
Social/ environmental/ economic benefits?	The site will provide much needed housing.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No



Question	Submitted Information
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	



Showfield, Kirkby Lonsdale

Site Information

Question	Submitted Information
Site Name	Showfield
Settlement/Locality	Kirkby Lonsdale
Call for Sites Ref	2020-CfS-45
Site Area (ha)	7.08
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	6.00
Easting and Northing	60867 , 79169
Current Land Use and Character	Agricultural
Known previous uses on the site	Agricultural / overflow for event parking, etc
Character and land uses of surrounding area	The land is situated between the town of kirkby lonsdale and sports pitches. much of the surrounding land has been built upon in the past 40 years. the land is level to the northern end but slopes to the east and south at the southern end. the land has no planning history for development. a new access road would be required from fairbank.
Relevant planning history on site	None



Figure 27: Land off Fairbank (Showfield)

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	It is considered that the site would be best used for residential development. the land is well connected to the town and its facilities. using a typical housing density of 30 houses per ha gives the site potential for 215 dwellings however it is expected that as much as half of the site would not be built upon so providing green space as well as parking etc and the total houses that the site could supply would be better assumed to be in the region of 80 to 100 in total.



Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	No The site does not have direct access to Fairbank at present. A new road system would be required. it is expected that Fairbank would need to be altered to remove on road parking provision and this would require replacement parking provision to be provided as part of the development. The flow of traffic through the town could be much improved as a result
Steeply Sloping?	No The site is gently sloping in parts but no part is too steep for development to be practical.
Known utilities or infrastructure on/under site that would present a constraint?	No None so far as we are aware
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes There are a number of infield trees on the land that would be retained. There are no constraints from other landscape features
Flood Zone?	Flood Zone 1 The land is not classified as having any flood risk
Surface Water Flood Risk?	No No- the land is free draining
Risk of Pollution, Contamination or Hazards?	No We are not aware of any and it seems unlikely given the agricultural use

Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The site relates well to the existing settlement and indeed is better placed for access to services than other recent development on the periphery of the settlement.
Good access to services and facilities by sustainable travel?	A good range of facilities The site has good access on foot to all the services on offer in Kirkby Lonsdale development would result in an improvement to the traffic flow and parking provision.
Protected trees?	Yes
Public Rights of Way?	No There are no rights of way that cross the site. the site has a public footpath which runs along the east boundary.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No The site sits outside the Kirkby Lonsdale conservation area
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No None so far as we are aware

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The development of the site will fit well within the council's stated aims

Question	Submitted Information
	The site can be developed with green building technology to help mitigate the impact. Where possible renewable technology will be used. The site is well positioned to minimise the use of car travel. It is anticipated that the site will incorporate green areas for tree planting to mitigate any effects of the development.
Social/ environmental/ economic benefits?	The site will provide much needed housing and go some way to supplying rural homes to meet demand

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No None so far as we are aware
Capable of meeting existing Local Plan policy requirements?	Yes The owners understand the existing local plan policy requirements and are content that the site can be developed with these in mind.



Shaping our future



SOUTH LAKELAND LOCAL PLAN 2040

Additional Comments

Question	Submitted Information
Additional comments?	



Lane House Business Park, Kendal Road, Kirkby Lonsdale

Site Information

Question	Submitted Information
Site Name	Lane House Business Park, Kendal Road
Settlement/Locality	Kirkby Lonsdale
Call for Sites Ref	2020-CfS-46
Site Area (ha)	0.96
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.96
Easting and Northing	359928 , 478927
Current Land Use and Character	Agriculture (pastoral)
Known previous uses on the site	None
Character and land uses of surrounding area	Adjacent to an existing business park with agricultural land beyond.
Relevant planning history on site	SL/2012/0420, SL/2015/0420 and SL/2017/0169



Figure 28: Land at Lane House Business Park, Kendal Road

Proposed Use

Question	Submitted Information
Proposed Use	Employment
Additional information on proposed development	Employment - office and industrial units 14-20 business units with a floorspace between 2000sq.m and 2700sq.m

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Yes using existing Business Park access
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No

Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	No
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	No
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Yes All sites could potentially provide a suitable habitat for protected species. An ecological appraisal and bio diversity net gain scheme will be prepared at a later date.
Well related to existing settlement?	On the edge of an existing settlement The site is located in the open countryside but it is related to the settlement of Kirkby Lonsdale
Good access to services and facilities by sustainable travel?	No facilities The town of Kirkby Lonsdale is 500m to the east with the town centre being 1 km from the Business Park
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No



Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The land is put forward for employment purposes and we ask SLDC to consider the site's suitability for that use. Any scheme will necessarily need to comply with SLDC development plan policies in relation to renewable energy, sustainable construction methods, biodiversity net gain, recycling, electric vehicle charging points etc
Social/ environmental/ economic benefits?	An expansion of the Business Park will provide employment in the local area providing both social and economic benefits. The development can provide environmental benefits with appropriate layout and design.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Enquiries received



Question	Submitted Information
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Yes
Capable of meeting existing Local Plan policy requirements?	Don't know

Additional Comments

Question	Submitted Information
Additional comments?	See attached Planning Statement, Drawing No. 1 with location plan and indicative layout plus title documentation



Land adjacent to Booths roundabout, Kirkby Lonsdale

Site Information

Question	Submitted Information
Site Name	Land adjacent to Booths roundabout
Settlement/Locality	Kirkby Lonsdale
Call for Sites Ref	2020-CfS-48
Site Area (ha)	16.5
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	16.50
Easting and Northing	60915 , 78418
Current Land Use and Character	Agricultural
Known previous uses on the site	n/a
Character and land uses of surrounding area	A65 and town boundary to north, residential to the east and west, woodlands to the south
Relevant planning history on site	None

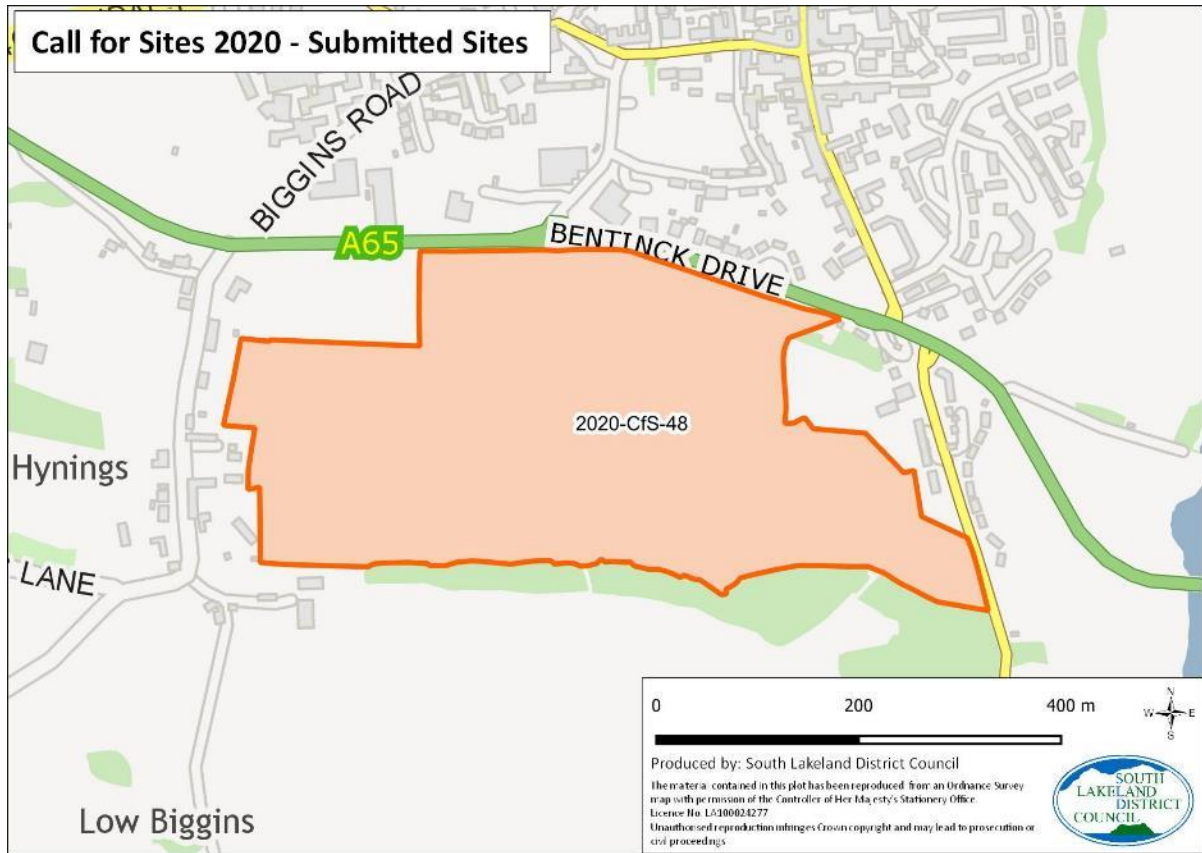


Figure 29: Land adjacent to Booths roundabout

Proposed Use

Question	Submitted Information
Proposed Use	Housing, employment or mixed
Additional information on proposed development	Housing or employment use in accordance with local plan requirement

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Good access is available off booths roundabout on A65
Steeply Sloping?	No Gently sloping site
Known utilities or infrastructure on/under	Yes

site that would present a constraint?	Haweswater aqueduct crossed the site and will prevent development on that part
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Yes Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes Walls, trees and hedgerows could and would be retained
Flood Zone?	Flood Zone 1 Not in flood zone
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The site relates well to the edge of kirkby lonsdale
Good access to services and facilities by sustainable travel?	A good range of facilities All facilities are within easy walking distance
Protected trees?	Yes There are trees subject to tpo adjacent to the site
Public Rights of Way?	Yes YEs – existing footpath
Currently used for sport or recreation?	No
Access rights over land?	No



Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No None so far as we are aware

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site will be developed in accordance with council policy on climate emergency
Social/ environmental/ economic benefits?	The site will be developed in accordance with council policy

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No



Question	Submitted Information
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	



Kendal Road, Kirkby Lonsdale

Site Information

Question	Submitted Information
Site Name	Kendal Road
Settlement/Locality	Kirkby Lonsdale
Call for Sites Ref	2020-CfS-55
Site Area (ha)	2.98
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.98
Easting and Northing	360456 , 478592
Current Land Use and Character	Agriculture (pastoral)
Known previous uses on the site	Agriculture
Character and land uses of surrounding area	School to the east and residential to the north
Relevant planning history on site	None

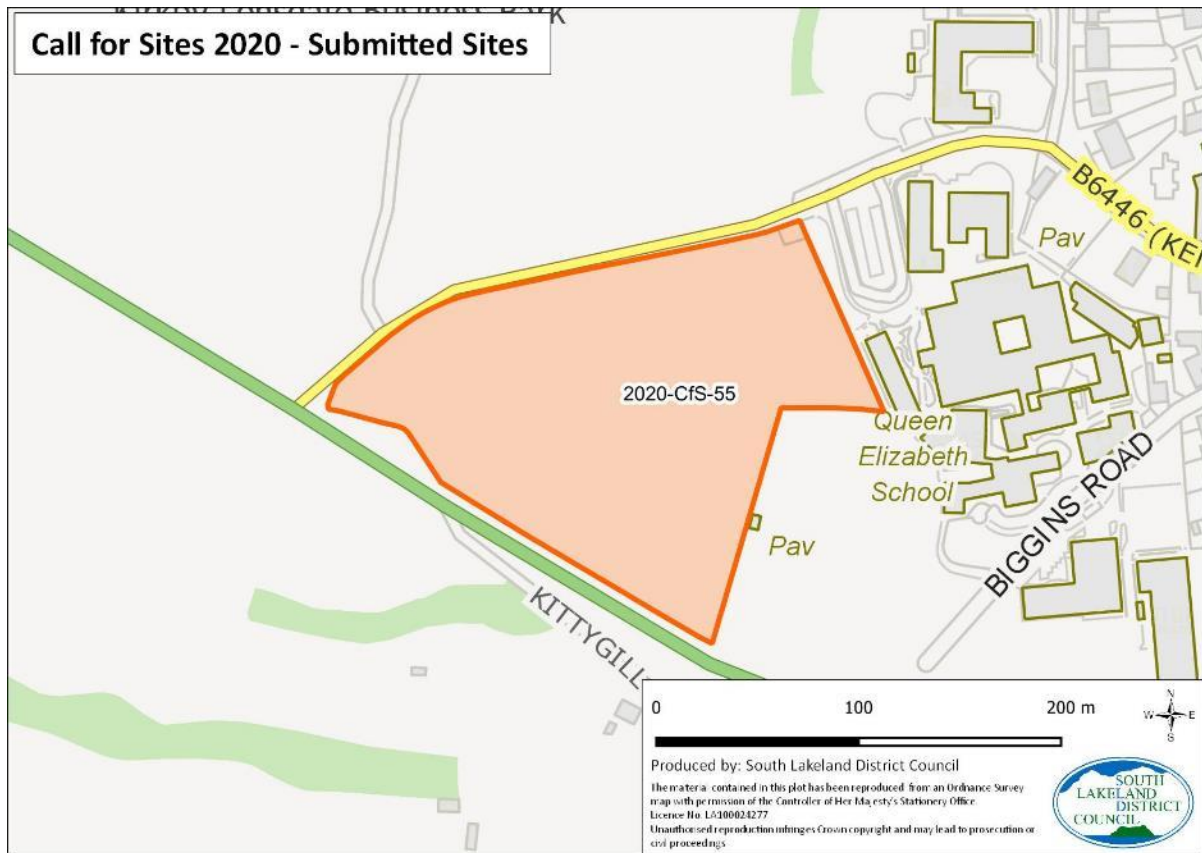


Figure 30: Land off Kendal Road

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	Capacity in the order of 45 dwellings depending on house types and density. Tenure - open market and affordable housing

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes The precise access point has not been determined but it will be from Kendal Road which forms the northern boundary to the site.
Steeply Sloping?	No The site is not flat. The housing layout will take into account the topography

Known utilities or infrastructure on/under site that would present a constraint?	Yes The Haweswater Aqueduct runs along the eastern boundary.
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes Trees and hedgerows on site boundary and field boundary in the centre of the site
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Yes All sites could potentially provide suitable habitats. An ecological appraisal with bio-diversity net gain proposals will be considered at a later date.
Well related to existing settlement?	On the edge of an existing settlement The site is well bounded by roads and built development.
Good access to services and facilities by sustainable travel?	A good range of facilities Kirkby Lonsdale has a range of facilities including shops, schools, medical facilities etc. Town centre shops and facilities- approximately 700m, Booths supermarket - 550m Primary school - 1 00m Secondary school - 1 00m



Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	<p>The site is put forward as a logical extension to the settlement and at this early stage we ask SLDC to consider the merits of the site as a future housing allocation.</p> <p>Any planning application will necessarily need to comply with SLDC development plan policies in relation to renewable energy, sustainable construction methods, biodiversity net gain, recycling, electric vehicle charging points, provision for home working etc</p>
Social/ environmental/ economic benefits?	<p>All housing schemes, in sustainable locations, provide social and economic benefits. The site is located on the edge of a village with facilities that new residents will benefit from and in turn support their viability to the benefit of existing residents.</p> <p>A residential development of the site would not have an adverse impact in environmental terms and can provide for biodiversity net gain.</p>

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	



Question	Submitted Information
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	See attached Planning Statement Also included - title documentation and Location Plan



Land to the West of Kirkby Lonsdale, Kirkby Lonsdale

Site Information

Question	Submitted Information
Site Name	Land to the West of Kirkby Lonsdale
Settlement/Locality	Kirkby Lonsdale
Call for Sites Ref	2020-CfS-78
Site Area (ha)	9.02
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	9.02
Easting and Northing	360208 , 478840
Current Land Use and Character	The site is an irregular shaped parcel of land located immediately west of Kirkby Lonsdale and comprises undeveloped agricultural land
Known previous uses on the site	Undeveloped agricultural land
Character and land uses of surrounding area	The site merges into open countryside and borders the Veterinary centre and Lane House Business Park to the south and west
Relevant planning history on site	No planning history on this site as it is undeveloped agricultural land.



Figure 31: Land to the West of Kirkby Lonsdale

Proposed Use

Question	Submitted Information
Proposed Use	Residential development
Additional information on proposed development	Further information to be provided in due course

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Don't know Further work required to determine the access points to unlock the site.
Steeply Sloping?	No The site is in an elevated position and slopes down towards Kirkby Lonsdale on the eastern boundary.

Known utilities or infrastructure on/under site that would present a constraint?	Don't know
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes The area is broadly open countryside with a tree line edge adjacent to the A65 to the south and a woodland boundary to the north.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The site sits on the western edge of Kirkby Lonsdale and would form a natural extension to the town to the north of the A65.
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Don't know
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No



Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is well located in relation to local services, which will reduce the need to travel by car. Also, new dwellings erected on the site could be built to high standards in terms of sustainability and energy efficiency.
Social/ environmental/ economic benefits?	Delivering additional housing to meet the needs of local communities.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Up to 5 years
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years



Question	Submitted Information
Constraints affecting development?	Don't know
Viability concerns?	Don't know
Capable of meeting existing Local Plan policy requirements?	Don't know

Additional Comments

Question	Submitted Information
Additional comments?	Landowner letter to be submitted under separate cover



Land to the North of Kirkby Lonsdale, Kirkby Lonsdale

Site Information

Question	Submitted Information
Site Name	Land to the North of Kirkby Lonsdale
Settlement/Locality	Kirkby Lonsdale
Call for Sites Ref	2020-CfS-80
Site Area (ha)	8.15
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	8.15
Easting and Northing	360627 , 479172
Current Land Use and Character	The site is an irregular shaped parcel of land immediately north of Kirkby Lonsdale and comprises undeveloped agricultural land
Known previous uses on the site	Undeveloped agricultural land
Character and land uses of surrounding area	The site merges into open countryside and borders Raygarth Lane to the North.
Relevant planning history on site	Undeveloped agricultural land

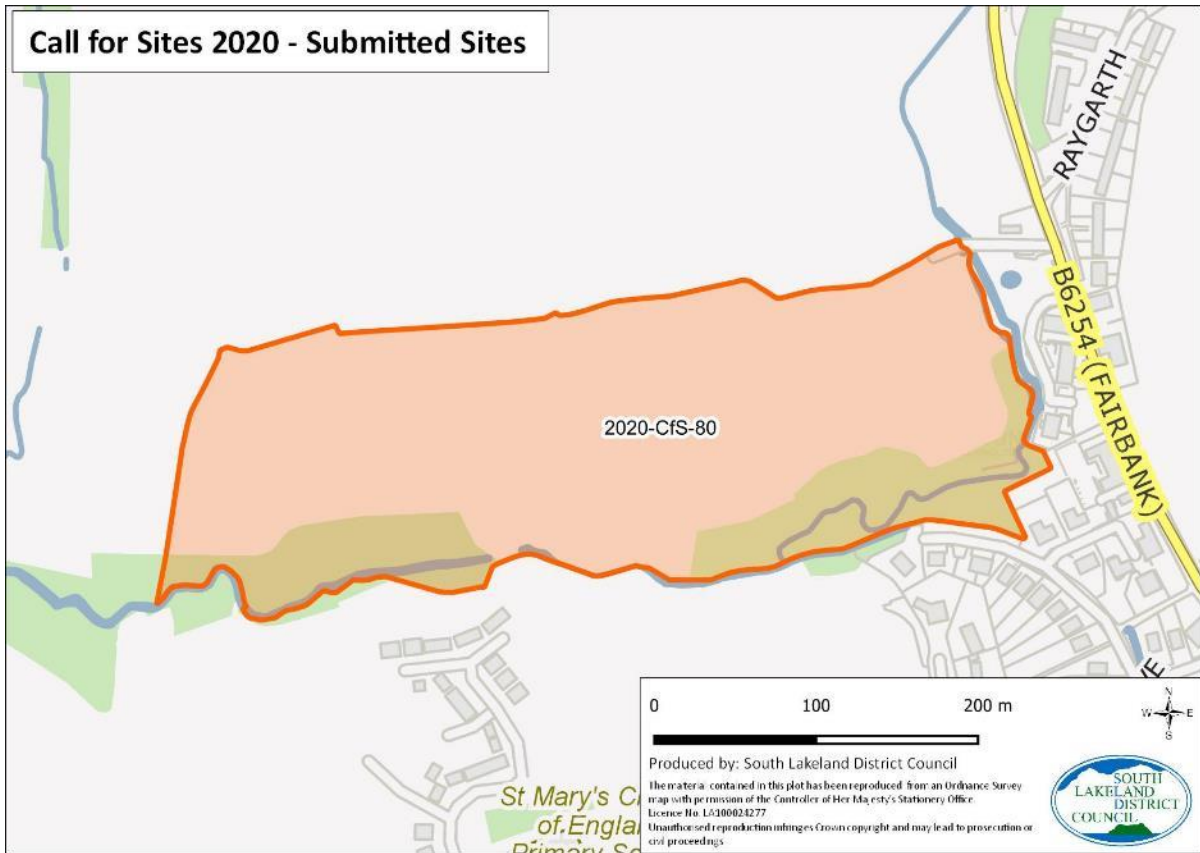


Figure 32: Land to the North of Kirkby Lonsdale

Proposed Use

Question	Submitted Information
Proposed Use	Residential development
Additional information on proposed development	Further details to be provided in due course.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Don't know Further work required to assess the access options to unlock the site.
Steeply Sloping?	No
Known utilities or infrastructure on/under	Yes

site that would present a constraint?	The Haweswater aqueduct crosses the land to the north.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes Kearstwick Beck borders the land to the south
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	Don't know Further work required to assess whether the site is vulnerable to surface water flooding.
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The site forms a natural extension to Kirkby Lonsdale to the North
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	Don't know
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No

Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is well located in relation to local services, which will reduce the need to travel by car. Also, new dwellings erected on the site could be built to high standards in terms of sustainability and energy efficiency.
Social/ environmental/ economic benefits?	Delivering additional housing to meet the needs of local communities.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Up to 5 years
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	Don't know
Viability concerns?	Don't know



Question	Submitted Information
Capable of meeting existing Local Plan policy requirements?	Don't know

Additional Comments

Question	Submitted Information
Additional comments?	Landowner letter to follow under separate cover



Land adjacent to Kirkby Lonsdale Business Park (off A65/Gallowber Lane),

Site Information

Question	Submitted Information
Site Name	Land adjacent to Kirkby Lonsdale Business Park (off A65/Gallowber Lane)
Settlement/Locality	
Call for Sites Ref	2020-CfS-54
Site Area (ha)	2.16
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.16
Easting and Northing	59857 , 78742
Current Land Use and Character	Agricultural grazing/pasture Site is on the boundary of Cumbria County Landscape Character Type 7b & 8b (Drumlin Fields & Broad Valleys) immediately adjacent to industrial/business use development (Kirkby Motors, Kirkby Lonsdale Business Park, Lane House Business Park & Westmorland Veterinary Centre)
Known previous uses on the site	Agricultural grazing/pasture Site is on the boundary of Cumbria County Landscape Character Type 7b & 8b (Drumlin Fields & Broad Valleys) immediately adjacent to industrial/business use development (Kirkby Motors, Kirkby Lonsdale Business Park, Lane House Business Park & Westmorland Veterinary Centre)
Character and land uses of surrounding area	Use of the immediate site and environs is grazing with adjacent business use and localised woodland plantations/copse' As above the site is on the boundary of Landscape Character Type 7b & 8b (Drumlin Fields & Broad Valleys) and the immediate southern edge of an existing industrial/business use development. This same grouping is in turn dissected by the A65 main road running east/west from the town of Kirkby Lonsdale (approx. 0.5 miles) to Junction 36 of the M6 (approx. 5 miles).

Question	Submitted Information
	<p>Surrounding land use (with the exception of the built up environs of Kirkby Lonsdale to the east consist of scattered hamlets and houses such as High Biggins and Kearstwick along with groupings of medium/large scale farms such as Fleet Farm (Barden Energy) and Spittal Farm, all set within the above 7b & 8b character types roughly following the A65 corridor and the Lune Valley but also extending onto the higher ground of 3a 'Open Farmland and Pavements' to the south and 9b 'Rolling Farmland and Heath' to the north.</p>
<p>Relevant planning history on site</p>	<p>Ref: SL/2019/0372 Refused 24/2/20 Hybrid application: Full Planning Application for children's day nursery (Use Class D1) and Outline Planning Application all matters reserved, apart from access, for provision of extension to employment business park (Use Classes B1 and B2)</p>



Figure 33: Land adjacent to Kirkby Lonsdale Business Park (off A65/Gallowber Lane)

Proposed Use

Question	Submitted Information
Proposed Use	Employment use type B1/B2
Additional information on proposed development	Specific numbers/areas not known at this stage.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Site boundary extends to immediate edge of A65 and also adjoins Gallowber Lane
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	Don't know
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Unsure
Existing Landscape Features?	No Clear site no internal features other than grazing, extg hedgerow to north and west boundary, woodland block to south and drystone wall boundary to the east
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No

Nature and Geological Sites?	Don't know
Potential for Protected Species?	Don't know
Well related to existing settlement?	On the edge of an existing settlement Related at a short distance to existing fringe of Kirkby Lonsdale and immediately related within extg. volume of adjacent business use
Good access to services and facilities by sustainable travel?	A good range of facilities Distance to Kirkby Lonsdale approx 0.5 miles. Sixteen bus services have a stop within a mile of the site at Kirkby Lonsdale with two services Stagecoach 99 Kendal- Kirkby Lonsdale & 567 Kirkby Lonsdale-Kendal Mintsfeet having bus-stops at the site.
Protected trees?	Don't know
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site will comply as much as practicable.
Social/ environmental/ economic benefits?	Employment



Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	No Not applicable

Additional Comments

Question	Submitted Information
Additional comments?	

2.3 Burneside

Land at Carling Steps near Carlingdale, Burneside

Site Information

Question	Submitted Information
Site Name	Land at Carling Steps, near Carlingdale
Settlement/Locality	Burneside
Call for Sites Ref	2020-CfS-26
Site Area (ha)	1.8
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.60
Easting and Northing	350775 , 495057
Current Land Use and Character	Agriculture pasture and grazing land with inter
Known previous uses on the site	None
Character and land uses of surrounding area	Top the North residential area off Carlingdale; to the West agriculture, low lying; to the South agriculture higher lying drumlin formation; to the East, footpath and highway main road from Burneside to Kendal and then the River Kent before Carus Green Golf Course and residential housing to the South East
Relevant planning history on site	No planning history for residential housing

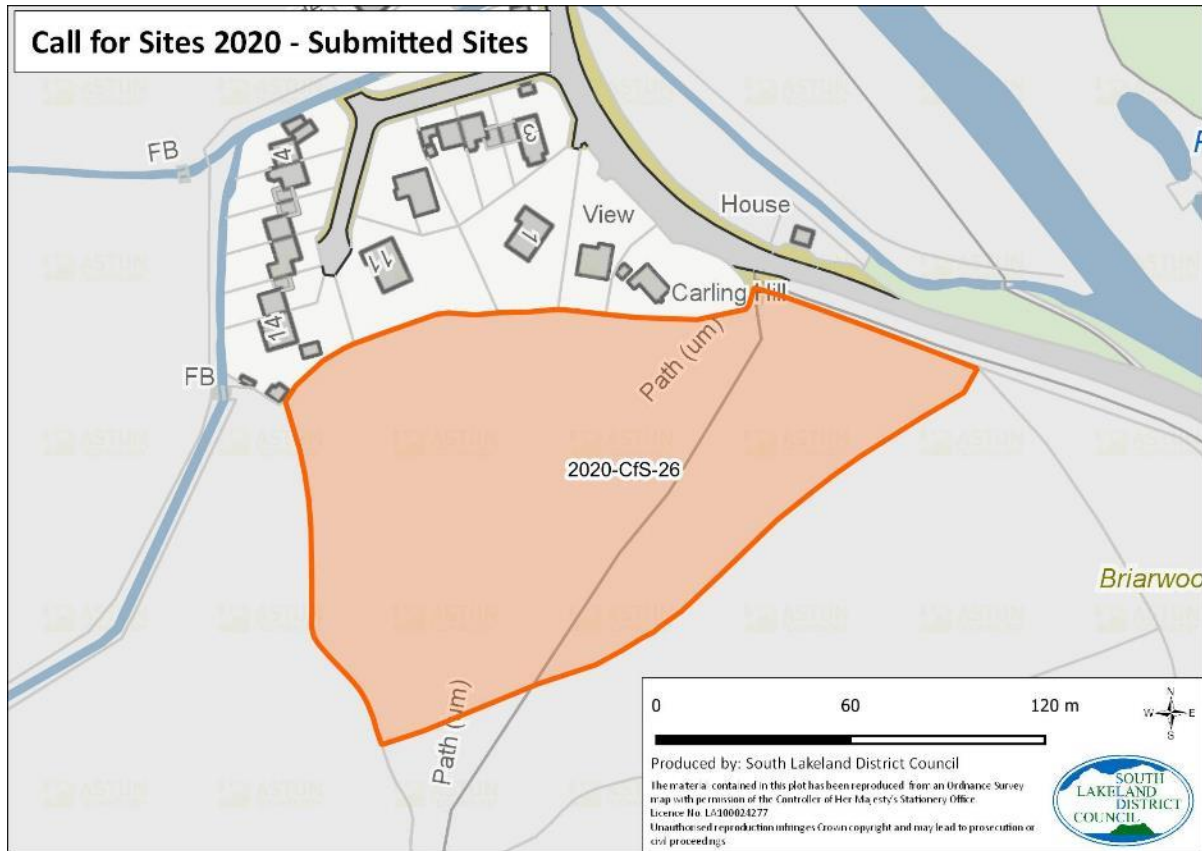


Figure 34: Land at Carling Steps, near Carlingdale

Proposed Use

Question	Submitted Information
Proposed Use	Residential housing and waste water storage
Additional information on proposed development	A mixed residential development of approximately 25 houses which will include provision of 35% affordable homes for the local service centre of Burneside. In addition a proportion of the site c 0.25 hectares will be set aside as required for the installation of a foul water storage facility to be proposed by United Utilities plc, copy email attached

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes

	<p>The site currently benefits from an agricultural access directly onto Burnside Road at the North West corner adjoining the southern boundary of the residential development at Carlingdale where the footpath on the location map intersects with the road.</p>
Steeply Sloping?	<p>No</p> <p>The proposed site is bordered by a steeply sloping drumlin formation but the proposed development site whilst undulating has no excessively steep slopes or stability issues. UU plc have recently undertaken some testing of the site the results of which are awaited</p>
Known utilities or infrastructure on/under site that would present a constraint?	<p>No</p> <p>There are no current utilities but it is proposed that a proportion of the site will be given over to the installation of an underground storage facility for foul water to alleviate existing capacity problems during storm conditions in the existing combined foul and surface water system in Burnside</p>
Access to the following?	
Mains Water	Could readily be provided
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Could readily be provided
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	<p>Yes</p> <p>The land is mature pasture and bordered by hedgerows to the north and west with fencing to the east adjoining the footpath and highway, the southern boundary would be a new boundary to the foot of the drumlin feature which would enclose and protect the site</p>
Flood Zone?	<p>Don't know</p> <p>The development of the sewage storage facility is being considered as the land rises abruptly from Burnside road meaning it is protected from flooding of the River Kent to the North east of Burnside Roa. The land has no history of flooding</p>

<p>Surface Water Flood Risk?</p>	<p>No</p> <p>The topography of the site provides for water run off to the west and east into existing water courses</p>
<p>Risk of Pollution, Contamination or Hazards?</p>	<p>Don't know</p> <p>No formal survey has been undertaken but the land has been in its existing use under ownership of the [REDACTED] family since 1940 and there are no known contamination issues</p>
<p>Nature and Geological Sites?</p>	<p>No</p> <p>To the South of the site there is a Drumlin feature, the foot of the drumlin would form the natural boundary to the site.</p> <p>The site is adjacent to the River Kent which is a SAC, the development of the waste water storage facility is urgently required to protect the river from foul water overflow from the existing sewage system in Burneside</p>
<p>Potential for Protected Species?</p>	<p>Don't know</p> <p>No formal ecology survey has been undertaken but long term pasture and agricultural use means that habitats for protected species are unlikely to have been established.</p>
<p>Well related to existing settlement?</p>	<p>On the edge of an existing settlement</p> <p>The site is at the south west boundary of the local service centre of Burneside. There is a Green Gap policy to maintain the distinct character of Burneside however that is best dictated by the natural topography of the land which is the Drumlin feature to the South of the site which properly represents the natural border to the West of Burneside Road and the river Kent to the East of Burneside road</p>
<p>Good access to services and facilities by sustainable travel?</p>	<p>A good range of facilities</p> <p>The local service centre of Burneside has a range of facilities and services which are located less than one mile from the site and are within a 5 minute walk of the site. Kendal centre, the major service centre in the area, is less than 2 miles from the site and within a 45 minute walk. Existing bus service run along Burneside Road adjacent to the site between Kendal and Burneside and existing bus stops are within 5 a minute walk of the site for the 45 bus</p>

Protected trees?	No
Public Rights of Way?	Yes A marked public footpath runs through the site and would be maintained within the development of the site
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No Archaeological surveys for the land West of High Sparrowmire which is within 1 mile of the site were carried out as part of the preparation of the planning brief for that site and confirmed that there were no local archaeological impediments to development in the area, copies can be provided
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The development of the waste water storage facility on the site will alleviate flooding impact on the village of Burneside, this will be a mitigation of a major health hazard and also protect the River Kent SAC from escape of raw sewage into the river, the development will benefit from the upgrade of this system. The location of the site will facilitate walking and the use of cycles to access both the local service centres for employment use from the site as well as utilising existing public transport use
Social/ environmental/ economic benefits?	See above the development of the site will have a major beneficial impact on the sewage infrastructure in Burneside protecting residents and the River Kent

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	No No No Yes No No Unsure No
Comments	<p>The land is covered by a restrictive covenant in favour of the National Trust. This restricts development and was granted in 1944. As has been demonstrated in relation to the land West of High Sparrowmire, the National Trust recognises the public interest priority of the need for land for residential development and where a site is identified as appropriate for development the National Trust is willing to allow the public interest to prevail and release the covenant.</p> <p>Cycling and walking routes are immediately available from the site in the form of footpaths and access to Burneside Road</p>
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	Yes
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	<p>Yes</p> <p>The assumption in any development and residual land value is that the site will deliver 35% affordable housing</p>



Additional Comments

Question	Submitted Information
Additional comments?	Confirmation of agreement to the promotion of the site by all owners provided.



Land North of Sharps Lane, Burneside

Site Information

Question	Submitted Information
Site Name	Land North of Sharps Lane
Settlement/Locality	Burneside
Call for Sites Ref	2020-CfS-108
Site Area (ha)	0.3
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.30
Easting and Northing	349916 , 496223
Current Land Use and Character	Agriculture (arable/pastoral)
Known previous uses on the site	Agriculture (arable/pastoral)
Character and land uses of surrounding area	Edge of villages
Relevant planning history on site	

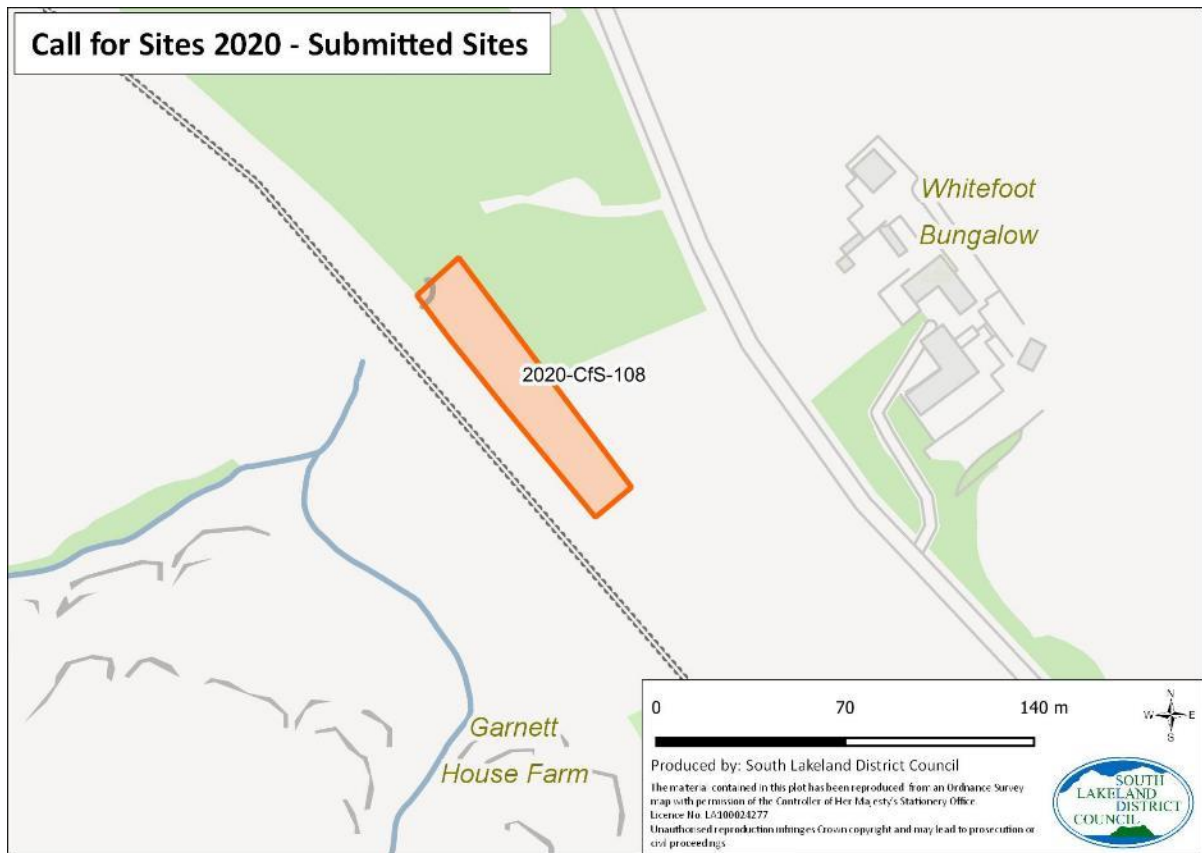


Figure 35: Land North of Sharps Lane

Proposed Use

Question	Submitted Information
Proposed Use	Workshop / Employment
Additional information on proposed development	Single light industrial unit 600m2

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	

Mains Water	Could readily be provided
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Unsure
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Yes
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Yes assumed by nature of setting / location
Public Rights of Way?	Don't know
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No



Potential for land use conflicts?	No
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Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Development will be undertaken in accordance with igloo's Footprint policies on environmental, social and economic impacts. It will incorporate renewable energy technology and sustainable construction methods above the minimum required by building regulations, support sustainable travel and reduce car travel, and incorporate green infrastructure through an innovative partnership with Burnside Community Energy.
Social/ environmental/ economic benefits?	This site is one of a number of sites being considered by the landowner Ellergreen Estates as part of its wider review for the redevelopment of Burnside, creating a new neighbourhood at the forefront of sustainable living, an exemplar 21st-Century village regeneration scheme addressing the challenges of the wider Kendal and South Lakes housing market to maximise regeneration impact, working closely with the community throughout and finding opportunities for innovative community involvement through igloo's Footprint process and a unique partnership with Burnside Community Energy.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	Unsure
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No



Question	Submitted Information
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Don't know
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	<p>Outline Aims for development sites on the Ellergreen Estate</p> <ul style="list-style-type: none"> • Electricity for power, heating and transport will be sourced from locally generated renewable electricity, as far as possible. • Electricity and/or heat storage will be used to balance the supply and demand for energy so as to minimise the flows to/from the national grid. • The energy supply will be owned and operated by a local community energy company, providing benefits for the wider community and retaining money in the local economy



Land North of Sharps Lane 2, Burneside

Site Information

Question	Submitted Information
Site Name	Land North of Sharps Lane 2
Settlement/Locality	Burneside
Call for Sites Ref	2020-CfS-109
Site Area (ha)	0.56
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.56
Easting and Northing	349997 , 496183
Current Land Use and Character	Agriculture (arable/pastoral)
Known previous uses on the site	Agriculture (arable/pastoral)
Character and land uses of surrounding area	Edge of villages
Relevant planning history on site	

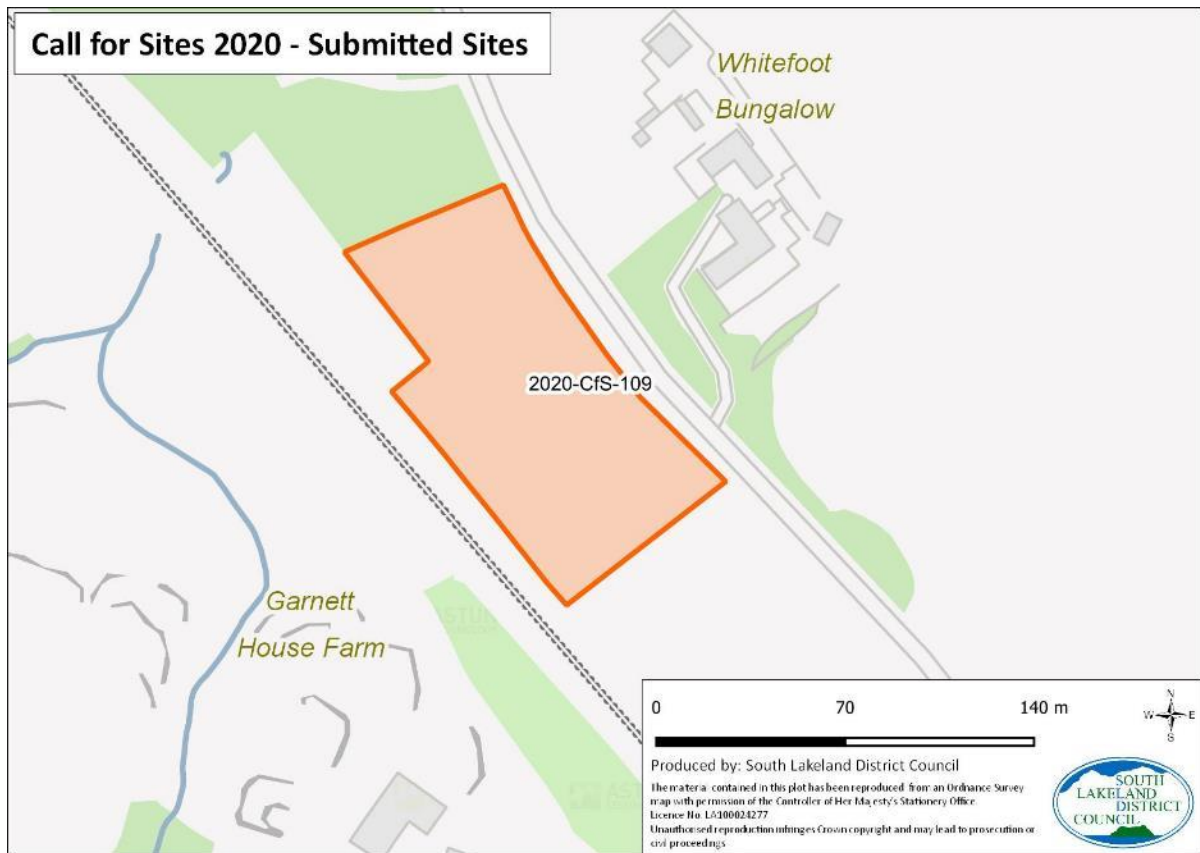


Figure 36: Land North of Sharps Lane 2

Proposed Use

Question	Submitted Information
Proposed Use	Workshop / employment
Additional information on proposed development	Single light industrial – crafts / trades 3 unit @600m2 each

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	

Mains Water	Could readily be provided
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Unsure
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Yes
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Yes assumed by nature of setting / location
Public Rights of Way?	Don't know
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No



Potential for land use conflicts?	No
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Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Development will be undertaken in accordance with igloo's Footprint policies on environmental, social and economic impacts. It will incorporate renewable energy technology and sustainable construction methods above the minimum required by building regulations, support sustainable travel and reduce car travel, and incorporate green infrastructure through an innovative partnership with Burnside Community Energy.
Social/ environmental/ economic benefits?	This site is one of a number of sites being considered by the landowner Ellergreen Estates as part of its wider review for the redevelopment of Burnside, creating a new neighbourhood at the forefront of sustainable living, an exemplar 21st-Century village regeneration scheme addressing the challenges of the wider Kendal and South Lakes housing market to maximise regeneration impact, working closely with the community throughout and finding opportunities for innovative community involvement through igloo's Footprint process and a unique partnership with Burnside Community Energy.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	Unsure
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No



Question	Submitted Information
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Don't know
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	<p>Outline Aims for development sites on the Ellergreen Estate</p> <ul style="list-style-type: none"> • Electricity for power, heating and transport will be sourced from locally generated renewable electricity, as far as possible. • Electricity and/or heat storage will be used to balance the supply and demand for energy so as to minimise the flows to/from the national grid. • The energy supply will be owned and operated by a local community energy company, providing benefits for the wider community and retaining money in the local economy



Land North of Sharps Lane 3, Burneside

Site Information

Question	Submitted Information
Site Name	Land North of Sharps Lane 3
Settlement/Locality	Burneside
Call for Sites Ref	2020-CfS-110
Site Area (ha)	1.75
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.75
Easting and Northing	350115 , 496043
Current Land Use and Character	Agriculture (arable/pastoral)
Known previous uses on the site	Agriculture (arable/pastoral)
Character and land uses of surrounding area	Edge of villages
Relevant planning history on site	

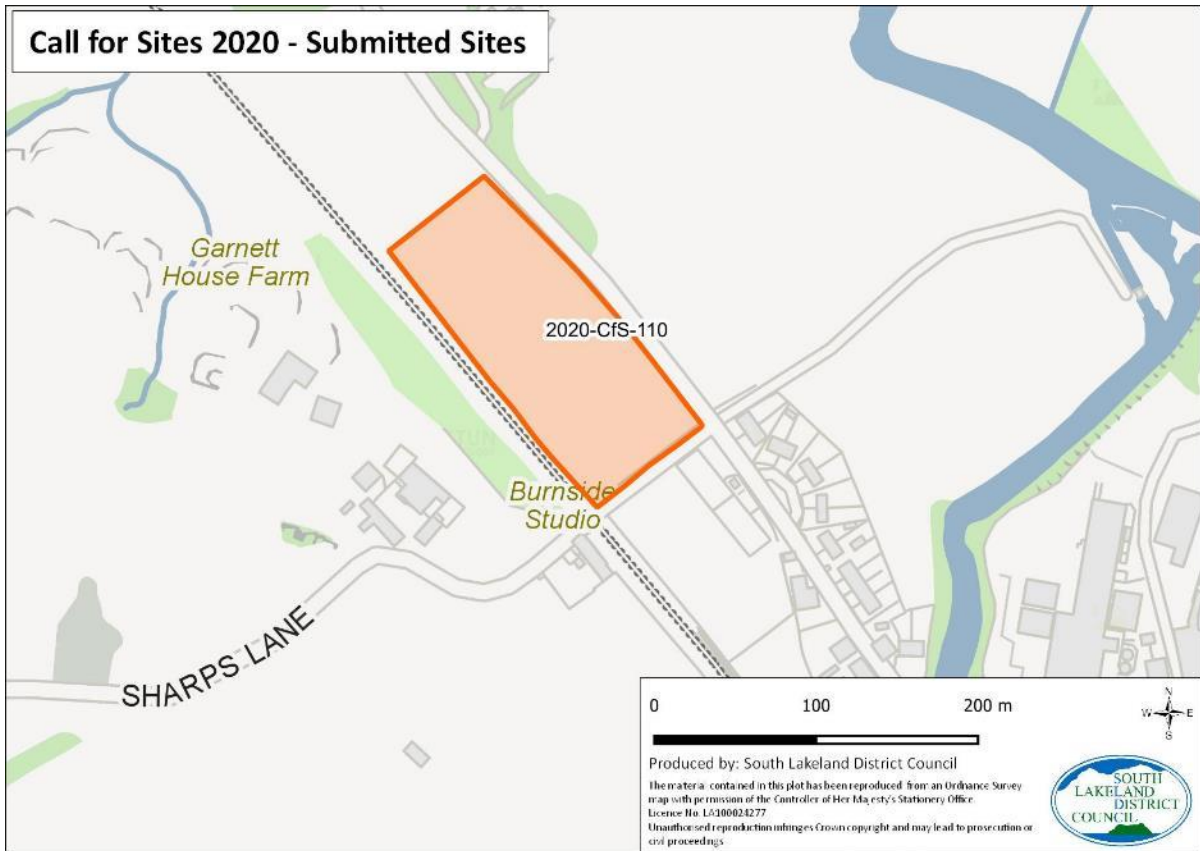


Figure 37: Land North of Sharps Lane 3

Proposed Use

Question	Submitted Information
Proposed Use	Sports amenity
Additional information on proposed development	Site for replacement designated amenity space: Football / Tennis / Other

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	

Mains Water	Could readily be provided
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Unsure
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Yes
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Yes assumed by nature of setting / location
Public Rights of Way?	Don't know
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No



Potential for land use conflicts?	No
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Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Development will be undertaken in accordance with igloo's Footprint policies on environmental, social and economic impacts. It will incorporate renewable energy technology and sustainable construction methods above the minimum required by building regulations, support sustainable travel and reduce car travel, and incorporate green infrastructure through an innovative partnership with Burnside Community Energy.
Social/ environmental/ economic benefits?	This site is one of a number of sites being considered by the landowner Ellergreen Estates as part of its wider review for the redevelopment of Burnside, creating a new neighbourhood at the forefront of sustainable living, an exemplar 21st-Century village regeneration scheme addressing the challenges of the wider Kendal and South Lakes housing market to maximise regeneration impact, working closely with the community throughout and finding opportunities for innovative community involvement through igloo's Footprint process and a unique partnership with Burnside Community Energy.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	Unsure
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No



Question	Submitted Information
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Don't know
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	<p>Outline Aims for development sites on the Ellergreen Estate</p> <ul style="list-style-type: none"> • Electricity for power, heating and transport will be sourced from locally generated renewable electricity, as far as possible. • Electricity and/or heat storage will be used to balance the supply and demand for energy so as to minimise the flows to/from the national grid. • The energy supply will be owned and operated by a local community energy company, providing benefits for the wider community and retaining money in the local economy



Willink Field, Sharps Lane, Burneside

Site Information

Question	Submitted Information
Site Name	Willink Field, Sharps Lane
Settlement/Locality	Burneside
Call for Sites Ref	2020-CfS-111
Site Area (ha)	0.9
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	0.90
Easting and Northing	350201 , 495923
Current Land Use and Character	Sports amenity
Known previous uses on the site	
Character and land uses of surrounding area	Within village boundary
Relevant planning history on site	



Figure 38: Willink Field, Sharps Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	36 dwellings – scheme not determined but likely to include mix of 2, 3 & bed houses inc. 35% affordable Existing Sports amenity use to be re-provided on adjacent site 3 North of Sharps Lane.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No

Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Unsure
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Yes
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Yes
Public Rights of Way?	Don't know
Currently used for sport or recreation?	Yes Existing Sports amenity use to be re-provided on adjacent site 3 North of Sharps Lane.
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No



Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Development will be undertaken in accordance with igloo's Footprint policies on environmental, social and economic impacts. It will incorporate renewable energy technology and sustainable construction methods above the minimum required by building regulations, support sustainable travel and reduce car travel, and incorporate green infrastructure through an innovative partnership with Burnside Community Energy.
Social/ environmental/ economic benefits?	This site is one of a number of sites being considered by the landowner Ellergreen Estates as part of its wider review for the redevelopment of Burnside, creating a new neighbourhood at the forefront of sustainable living, an exemplar 21st-Century village regeneration scheme addressing the challenges of the wider Kendal and South Lakes housing market to maximise regeneration impact, working closely with the community throughout and finding opportunities for innovative community involvement through igloo's Footprint process and a unique partnership with Burnside Community Energy.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	Unsure
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No

Question	Submitted Information
Comments	
Available?	Up to 5 years
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	<p>Outline Aims for development sites on the Ellergreen Estate</p> <ul style="list-style-type: none"> • Homes should be carbon positive as an aim, and carbon-zero as an absolute • Homes will be designed to minimise demand for energy. • Homes will not be supplied by gas. • Electricity for power, heating and transport will be sourced from locally generated renewable electricity, as far as possible. • Electricity will be supplied to the homes on a private wire – this may extend to include other buildings • Electricity and/or heat storage will be used to balance the supply and demand for energy so as to minimise the flows to/from the national grid. • The energy supply will be owned and operated by a local community energy company, providing benefits for the wider community and retaining money in the local economy



Melmore, Burneside

Site Information

Question	Submitted Information
Site Name	Melmore
Settlement/Locality	Burneside
Call for Sites Ref	2020-CfS-112
Site Area (ha)	0.24
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.24
Easting and Northing	350323 , 495767
Current Land Use and Character	Private garden
Known previous uses on the site	Private garden
Character and land uses of surrounding area	Within village boundary
Relevant planning history on site	

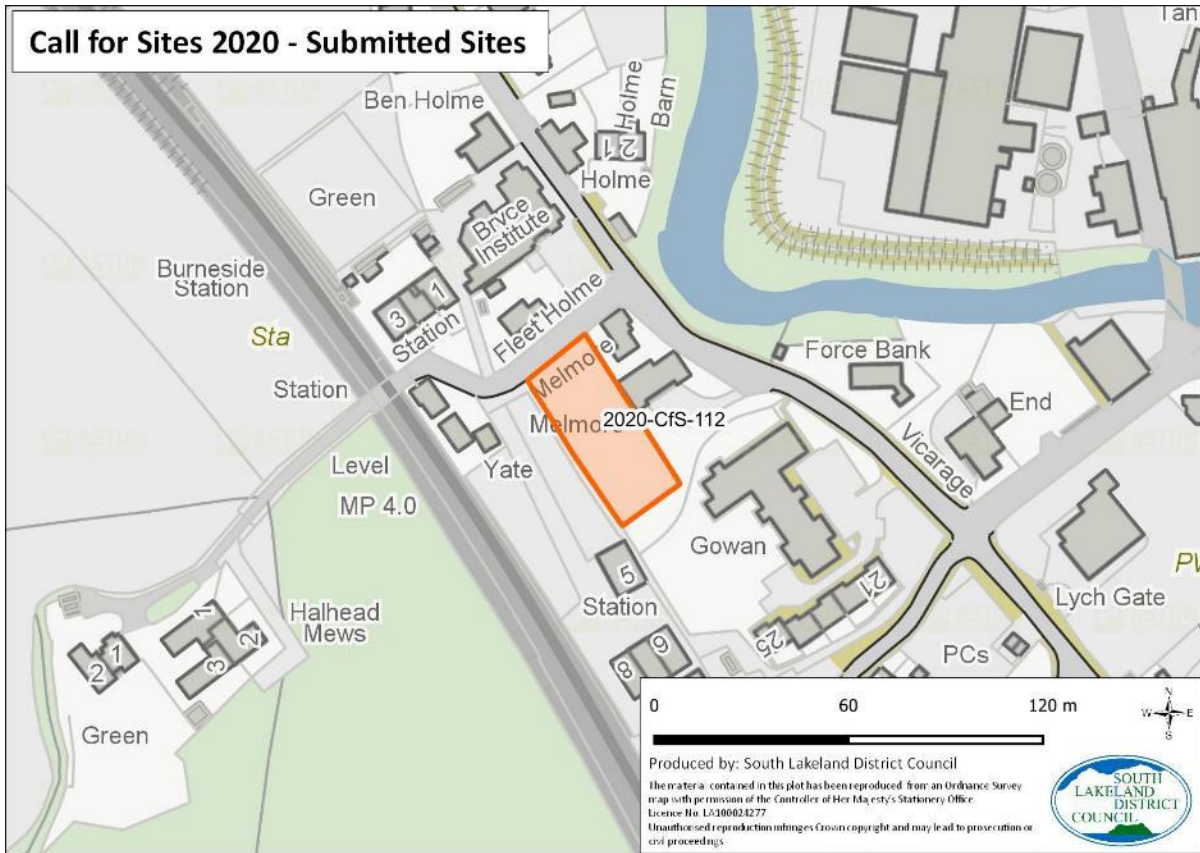


Figure 39: Land at Melmore

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	11 dwellings – scheme not determined but likely to include mix of 2 & 3 bed houses

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	

Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Unsure
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Yes
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Yes assumed by nature of setting / location
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	Yes
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No



Potential for land use conflicts?	No
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Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Development will be undertaken in accordance with igloo's Footprint policies on environmental, social and economic impacts. It will incorporate renewable energy technology and sustainable construction methods above the minimum required by building regulations, support sustainable travel and reduce car travel, and incorporate green infrastructure through an innovative partnership with Burnside Community Energy.
Social/ environmental/ economic benefits?	This site is one of a number of sites being considered by the landowner Ellergreen Estates as part of its wider review for the redevelopment of Burnside, creating a new neighbourhood at the forefront of sustainable living, an exemplar 21st-Century village regeneration scheme addressing the challenges of the wider Kendal and South Lakes housing market to maximise regeneration impact, working closely with the community throughout and finding opportunities for innovative community involvement through igloo's Footprint process and a unique partnership with Burnside Community Energy.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	Unsure
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	



Question	Submitted Information
Available?	Up to 5 years
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	<p>Outline Aims for development sites on the Ellergreen Estate</p> <ul style="list-style-type: none"> • Homes should be carbon positive as an aim, and carbon-zero as an absolute • Homes will be designed to minimise demand for energy. • Homes will not be supplied by gas. • Electricity for power, heating and transport will be sourced from locally generated renewable electricity, as far as possible. • Electricity will be supplied to the homes on a private wire – this may extend to include other buildings • Electricity and/or heat storage will be used to balance the supply and demand for energy so as to minimise the flows to/from the national grid. • The energy supply will be owned and operated by a local community energy company, providing benefits for the wider community and retaining money in the local economy



Engine Shed, Burneside

Site Information

Question	Submitted Information
Site Name	Engine Shed
Settlement/Locality	Burneside
Call for Sites Ref	2020-CfS-113
Site Area (ha)	0.42
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	0.42
Easting and Northing	350375 , 495656
Current Land Use and Character	Informal play and vacant building
Known previous uses on the site	Youth Club facility
Character and land uses of surrounding area	Within village boundary
Relevant planning history on site	

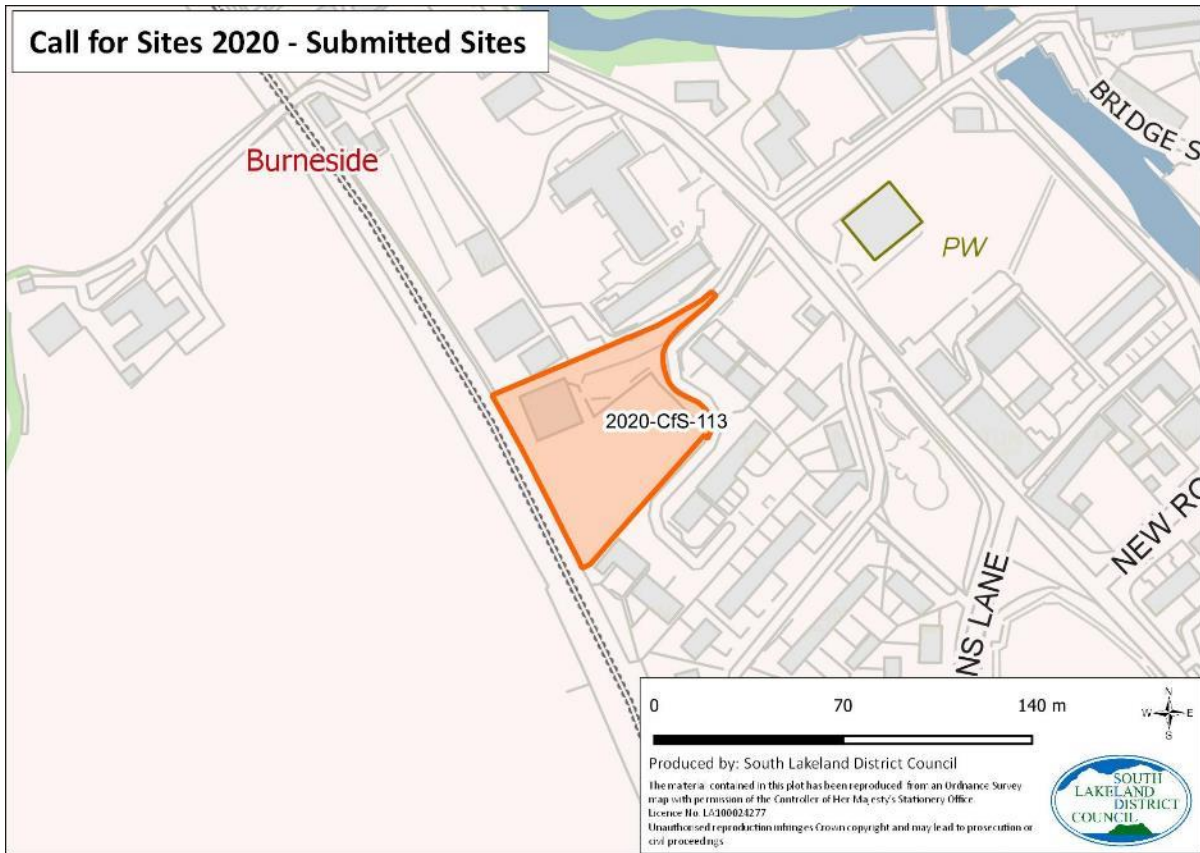


Figure 40: Land at Engine Shed

Proposed Use

Question	Submitted Information
Proposed Use	Mixed-use
Additional information on proposed development	6 dwellings – scheme not determined but likely to include mix of 2 & 3 bed houses in a mixed use scheme to bring the redundant building back into life for craft/maker uses

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No

Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Unsure
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Yes
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Yes assumed by nature of setting / location
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No



Potential for land use conflicts?	No
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Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Development will be undertaken in accordance with igloo's Footprint policies on environmental, social and economic impacts. It will incorporate renewable energy technology and sustainable construction methods above the minimum required by building regulations, support sustainable travel and reduce car travel, and incorporate green infrastructure through an innovative partnership with Burnside Community Energy
Social/ environmental/ economic benefits?	This site is one of a number of sites being considered by the landowner Ellergreen Estates as part of its wider review for the redevelopment of Burnside, creating a new neighbourhood at the forefront of sustainable living, an exemplar 21st-Century village regeneration scheme addressing the challenges of the wider Kendal and South Lakes housing market to maximise regeneration impact, working closely with the community throughout and finding opportunities for innovative community involvement through igloo's Footprint process and a unique partnership with Burnside Community Energy.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	Unsure
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No



Question	Submitted Information
Comments	
Available?	Up to 5 years
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Yes
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	<p>Outline Aims for development sites on the Ellergreen Estate</p> <ul style="list-style-type: none"> • Homes should be carbon positive as an aim, and carbon-zero as an absolute • Homes will be designed to minimise demand for energy. • Homes will not be supplied by gas. • Electricity for power, heating and transport will be sourced from locally generated renewable electricity, as far as possible. • Electricity will be supplied to the homes on a private wire – this may extend to include other buildings • Electricity and/or heat storage will be used to balance the supply and demand for energy so as to minimise the flows to/from the national grid. • The energy supply will be owned and operated by a local community energy company, providing benefits for the wider community and retaining money in the local economy



Church Car Park, Burneside

Site Information

Question	Submitted Information
Site Name	Church Car Park, Burneside
Settlement/Locality	Burneside
Call for Sites Ref	2020-CfS-114
Site Area (ha)	0.1
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	0.10
Easting and Northing	350438 , 495703
Current Land Use and Character	Surface car park (private)
Known previous uses on the site	
Character and land uses of surrounding area	Within village boundary
Relevant planning history on site	

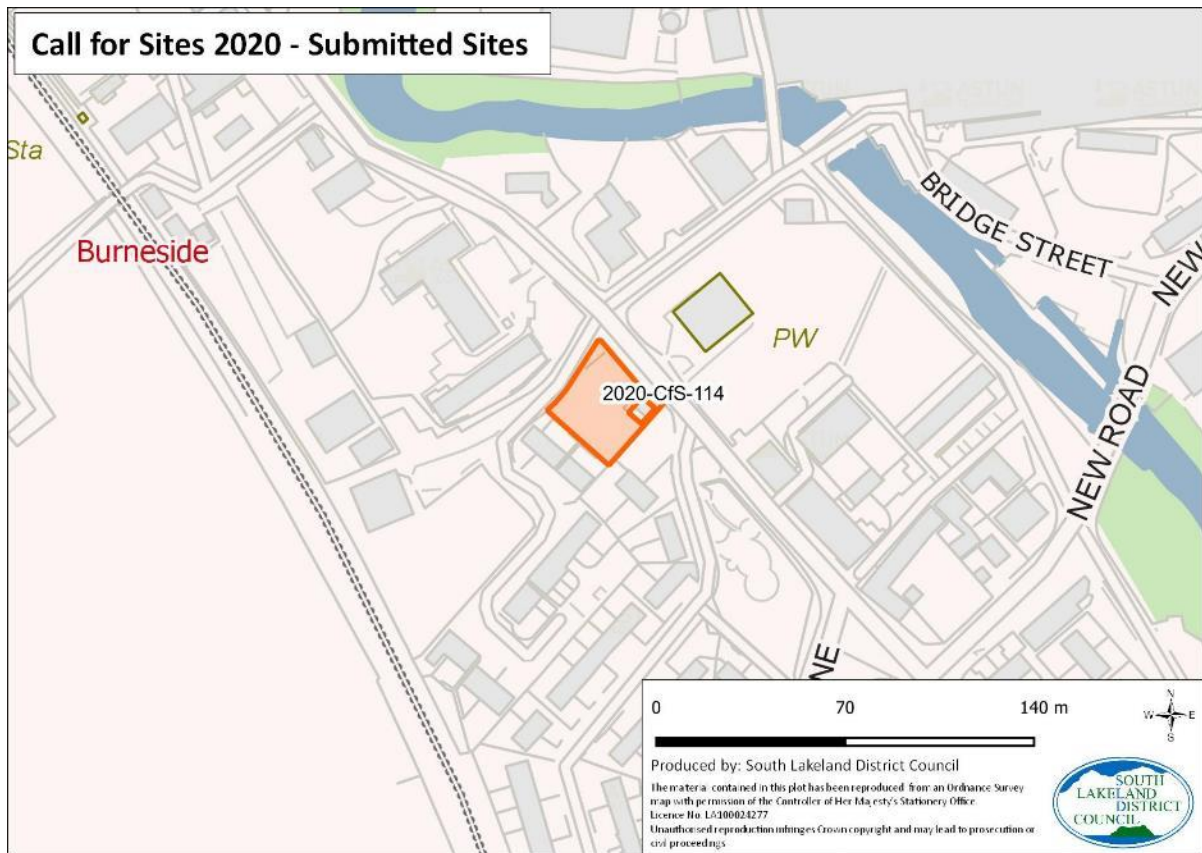


Figure 41: Church Car Park land, Burneside

Proposed Use

Question	Submitted Information
Proposed Use	Mixed-use
Additional information on proposed development	11 dwellings – scheme not determined but likely to include mix of 2 & 3 bed houses and shop units in a mixed use scheme

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	Don't know
Access to the following?	



Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Unsure
Landline Telephone	Yes
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Yes
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Development will be undertaken in accordance with igloo's Footprint policies on environmental, social and economic impacts. It will incorporate renewable energy technology and sustainable construction methods above the minimum required by building regulations, support sustainable travel and reduce car travel, and incorporate green infrastructure through an innovative partnership with Burneside Community Energy.
Social/ environmental/ economic benefits?	This site is one of a number of sites being considered by the landowner Ellergreen Estates as part of its wider review for the redevelopment of Burneside, creating a new neighbourhood at the forefront of sustainable living, an exemplar 21st-Century village regeneration scheme addressing the challenges of the wider Kendal and South Lakes housing market to maximise regeneration impact, working closely with the community throughout and finding opportunities for innovative community involvement through igloo's Footprint process and a unique partnership with Burneside Community Energy.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	Unsure
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	



Question	Submitted Information
Available?	Up to 5 years
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	<p>Outline Aims for development sites on the Ellergreen Estate</p> <ul style="list-style-type: none"> • Homes should be carbon positive as an aim, and carbon-zero as an absolute • Homes will be designed to minimise demand for energy. • Homes will not be supplied by gas. • Electricity for power, heating and transport will be sourced from locally generated renewable electricity, as far as possible. • Electricity will be supplied to the homes on a private wire – this may extend to include other buildings • Electricity and/or heat storage will be used to balance the supply and demand for energy so as to minimise the flows to/from the national grid. • The energy supply will be owned and operated by a local community energy company, providing benefits for the wider community and retaining money in the local economy



Settling Tanks, Burneside

Site Information

Question	Submitted Information
Site Name	Settling Tanks
Settlement/Locality	Burneside
Call for Sites Ref	2020-CfS-115
Site Area (ha)	1.57
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	1.57
Easting and Northing	350717 , 495620
Current Land Use and Character	Settling tanks integral to James Cropper manufacturing process
Known previous uses on the site	
Character and land uses of surrounding area	Within village boundary
Relevant planning history on site	



Figure 42: Land at Settling Tanks

Proposed Use

Question	Submitted Information
Proposed Use	Mixed-use employment site
Additional information on proposed development	No comments given

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	Don't know
Access to the following?	

Mains Water	Could readily be provided
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Unsure
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	No
Flood Zone?	Flood Zone 3
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	Yes
Nature and Geological Sites?	No
Potential for Protected Species?	Yes
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Development will be undertaken in accordance with igloo's Footprint policies on environmental, social and economic impacts. It will incorporate renewable energy technology and sustainable construction methods above the minimum required by building regulations, support sustainable travel and reduce car travel, and incorporate green infrastructure through an innovative partnership with Burneside Community Energy.
Social/ environmental/ economic benefits?	This site is one of a number of sites being considered by the landowner Ellergreen Estates as part of its wider review for the redevelopment of Burneside, creating a new neighbourhood at the forefront of sustainable living, an exemplar 21st-Century village regeneration scheme addressing the challenges of the wider Kendal and South Lakes housing market to maximise regeneration impact, working closely with the community throughout and finding opportunities for innovative community involvement through igloo's Footprint process and a unique partnership with Burneside Community Energy.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	Unsure
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	



Question	Submitted Information
Available?	Up to 5 years
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	<p>Outline Aims for development sites in Burneside</p> <ul style="list-style-type: none"> • Electricity for power, heating and transport will be sourced from locally generated renewable electricity, as far as possible. • Electricity will be supplied to the homes on a private wire – this may extend to include other buildings • Electricity and/or heat storage will be used to balance the supply and demand for energy so as to minimise the flows to/from the national grid. • The energy supply will be owned and operated by a local community energy company, providing benefits for the wider community and retaining money in the local economy



Land adjacent Hall Park, Burneside

Site Information

Question	Submitted Information
Site Name	Land adjacent to Hall Park
Settlement/Locality	Burneside
Call for Sites Ref	2020-CfS-116
Site Area (ha)	4.12
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	3.90
Easting and Northing	350903 , 495588
Current Land Use and Character	agriculture (arable/pastoral)
Known previous uses on the site	
Character and land uses of surrounding area	Edge of village
Relevant planning history on site	Allocated residential use in Local Plan



Figure 43: Land adjacent to Hall Park

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	150 dwellings – scheme not determined but likely to include mix of 1, 2, 3 & 4-bed houses and apartments inc 35% affordable and community-use facilities, allotments and play spaces. Integrated with improvements to adjacent Hall Park in partnership with South Lakes Housing Association. Indicative layout / capacity study on attached pdf.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access points shown on indicative layout / capacity study attached pdf.

Steeply Sloping?	Yes Indicative layout allows for drumlins and mature trees.
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Unsure
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes mature trees and hedgerows
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Yes
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Yes Assumed by nature of setting / location
Public Rights of Way?	Don't know
Currently used for sport or recreation?	No

Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Yes Burneside Hall on adjacent site
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Development will be undertaken in accordance with igloo's Footprint policies on environmental, social and economic impacts. It will incorporate renewable energy technology and sustainable construction methods above the minimum required by building regulations, support sustainable travel and reduce car travel, and incorporate green infrastructure through an innovative partnership with Burneside Community Energy.
Social/ environmental/ economic benefits?	This site is one of a number of sites being considered by the landowner Ellergreen Estates as part of its wider review for the redevelopment of Burneside, creating a new neighbourhood at the forefront of sustainable living, an exemplar 21st-Century village regeneration scheme addressing the challenges of the wider Kendal and South Lakes housing market to maximise regeneration impact, working closely with the community throughout and finding opportunities for innovative community involvement through igloo's Footprint process and a unique partnership with Burneside Community Energy.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership	No



Question	Submitted Information
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	Yes
Viability concerns?	Yes access road across Flood zone 3 and new bridge over River Kent
Capable of meeting existing Local Plan policy requirements?	Yes



Additional Comments

Question	Submitted Information
Additional comments?	<p>Outline Aims for development sites on the Ellergreen Estate</p> <ul style="list-style-type: none">• Homes should be carbon positive as an aim, and carbon-zero as an absolute• Homes will be designed to minimise demand for energy.• Homes will not be supplied by gas.• Electricity for power, heating and transport will be sourced from locally generated renewable electricity, as far as possible.• Electricity will be supplied to the homes on a private wire – this may extend to include other buildings• Electricity and/or heat storage will be used to balance the supply and demand for energy so as to minimise the flows to/from the national grid.• The energy supply will be owned and operated by a local community energy company, providing benefits for the wider community and retaining money in the local economy



James Cropper Expansion Site South, Burneside

Site Information

Question	Submitted Information
Site Name	James Cropper Expansion Site South
Settlement/Locality	Burneside
Call for Sites Ref	2020-CfS-117
Site Area (ha)	1.2
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	1.20
Easting and Northing	350813 , 495964
Current Land Use and Character	Unused
Known previous uses on the site	
Character and land uses of surrounding area	Within James Cropper Mill boundary
Relevant planning history on site	

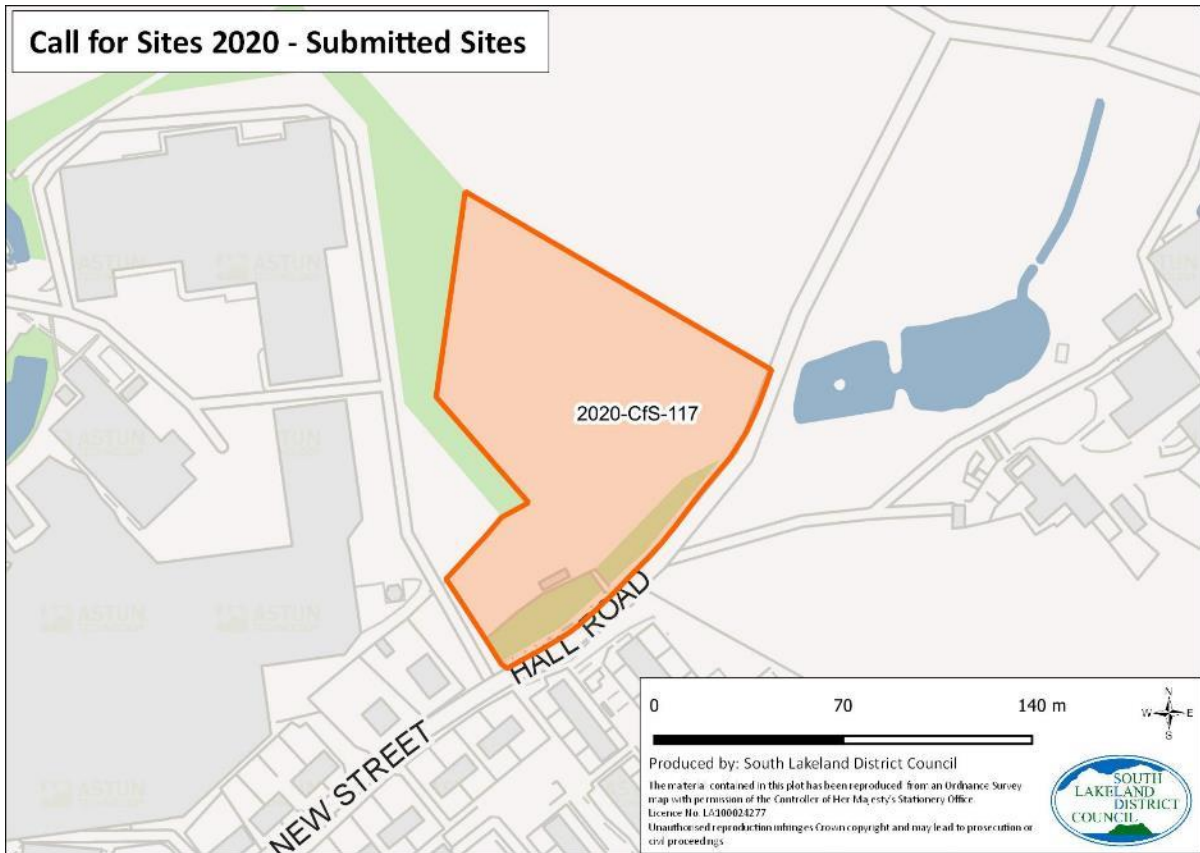


Figure 44: Land at James Cropper Expansion Site South

Proposed Use

Question	Submitted Information
Proposed Use	Industrial use
Additional information on proposed development	To be determined

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	Don't know
Access to the following?	

Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Unsure
Landline Telephone	Yes
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	No
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	Don't know
Nature and Geological Sites?	No
Potential for Protected Species?	Yes
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Development will be undertaken in accordance with igloo's Footprint policies on environmental, social and economic impacts.
Social/ environmental/ economic benefits?	Being integral to the manufacturing business of James Cropper plc, development on this site will have positive impact on job retention and creation.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Up to 5 years
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes



James Cropper Expansion Site North, Burneside

Site Information

Question	Submitted Information
Site Name	James Cropper Expansion Site North
Settlement/Locality	Burneside
Call for Sites Ref	2020-CfS-118
Site Area (ha)	1.02
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	1.02
Easting and Northing	350595 , 496103
Current Land Use and Character	Unused
Known previous uses on the site	
Character and land uses of surrounding area	Within James Cropper Mill boundary
Relevant planning history on site	



Figure 45: Land at James Cropper Expansion Site North

Proposed Use

Question	Submitted Information
Proposed Use	Industrial use
Additional information on proposed development	To be determined

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	Don't know
Access to the following?	



Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Unsure
Landline Telephone	Yes
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	No
Flood Zone?	Flood Zone 2
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	Don't know
Nature and Geological Sites?	No
Potential for Protected Species?	Yes
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Development will be undertaken in accordance with igloo's Footprint policies on environmental, social and economic impacts.
Social/ environmental/ economic benefits?	Being integral to the manufacturing business of James Cropper plc, development on this site will have positive impact on job retention and creation.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Up to 5 years
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	

2.4 Burton in Kendal

Land north of Green Meadows, Main Street, Burton-in-Kendal

Site Information

Question	Submitted Information
Site Name	Land north of Green Meadows, Main Street
Settlement/Locality	Burton-in-Kendal
Call for Sites Ref	2020-CfS-39
Site Area (ha)	0.25
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.25
Easting and Northing	353343 , 477161
Current Land Use and Character	Agricultural pasture land
Known previous uses on the site	Agricultural pasture land
Character and land uses of surrounding area	Agricultural and residential
Relevant planning history on site	

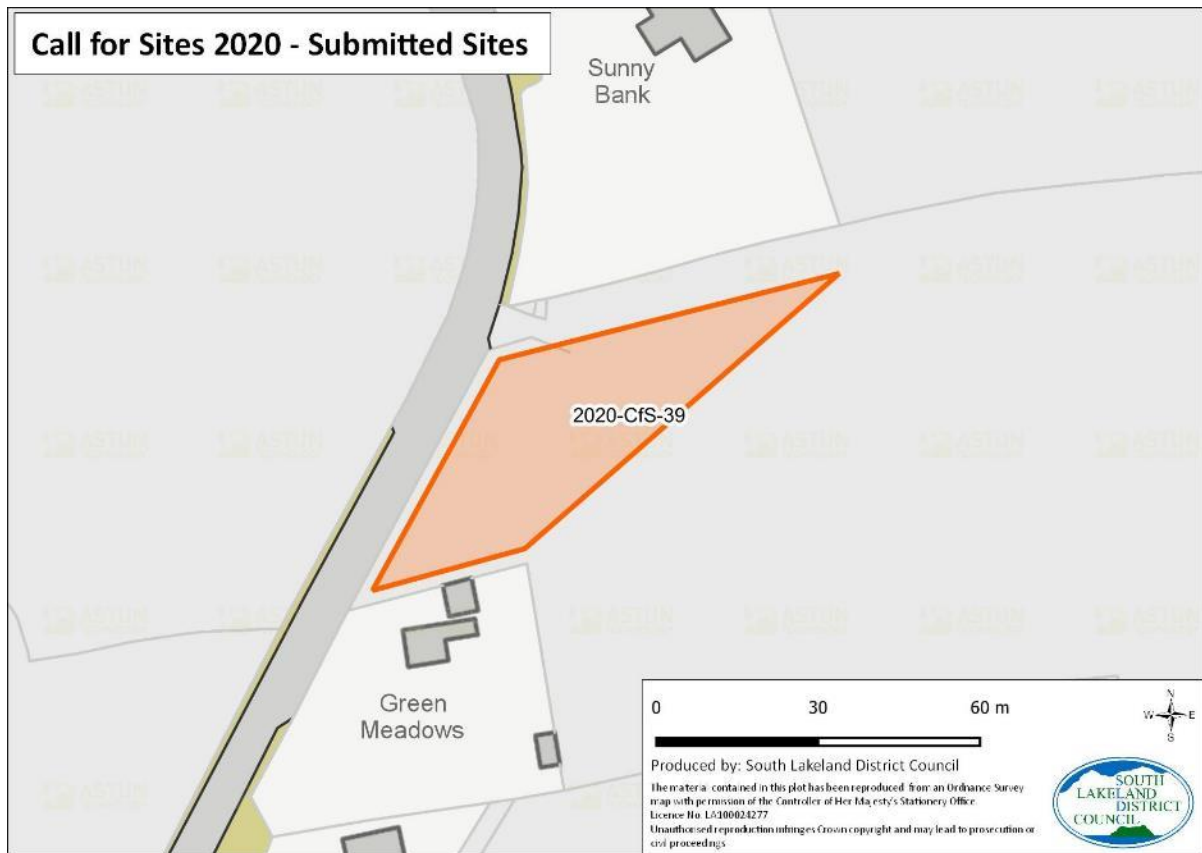


Figure 46: Land north of Green Meadows, Main Street

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	3 – 5 units of a type to be decided Freehold.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No Slightly sloping
Known utilities or infrastructure on/under site that would present a constraint?	Yes Telegraph pole on left boundary edge of site.

Access to the following?	
Mains Water	Yes
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Could readily be provided
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes Dry stone walls and hedgerows.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities Primary School, Church, Shops Sports facilities – tennis, bowls, football Play park Community Hall (we understand there is a doctor's surgery here once a week) Hourly bus route to Kendal and Lancaster
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No



Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	<p>Tree planting is proposed to the east of the site by the owners of the site.</p> <p>It is hoped that the development will incorporate new technologies such as air source heat pumps, solar panels, triple glazing, together with sustainable building and construction methods.</p> <p>The site is next to a bus stop and is within walking distance of all the village amenities, school, etc.</p>
Social/ environmental/ economic benefits?	<p>The site is accessible to services and facilities and as such will contribute to maintaining a sustainable community. It would help to boost the local economy as well as creating jobs and income for construction workers. It would also create revenue for the local authority.</p>

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	Unsure
Other	Unsure
Comments	
Available?	Immediately



Question	Submitted Information
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Don't know
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	



Land to the rear of The Royal Hotel, Main Street, Burton-in-Kendal

Site Information

Question	Submitted Information
Site Name	Land to the rear of The Royal Hotel, Main Street
Settlement/Locality	Burton-in-Kendal
Call for Sites Ref	2020-CfS-25
Site Area (ha)	0.76
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.76
Easting and Northing	353225 , 476450
Current Land Use and Character	agricultural
Known previous uses on the site	agricultural / equine
Character and land uses of surrounding area	residential recreational
Relevant planning history on site	n/a

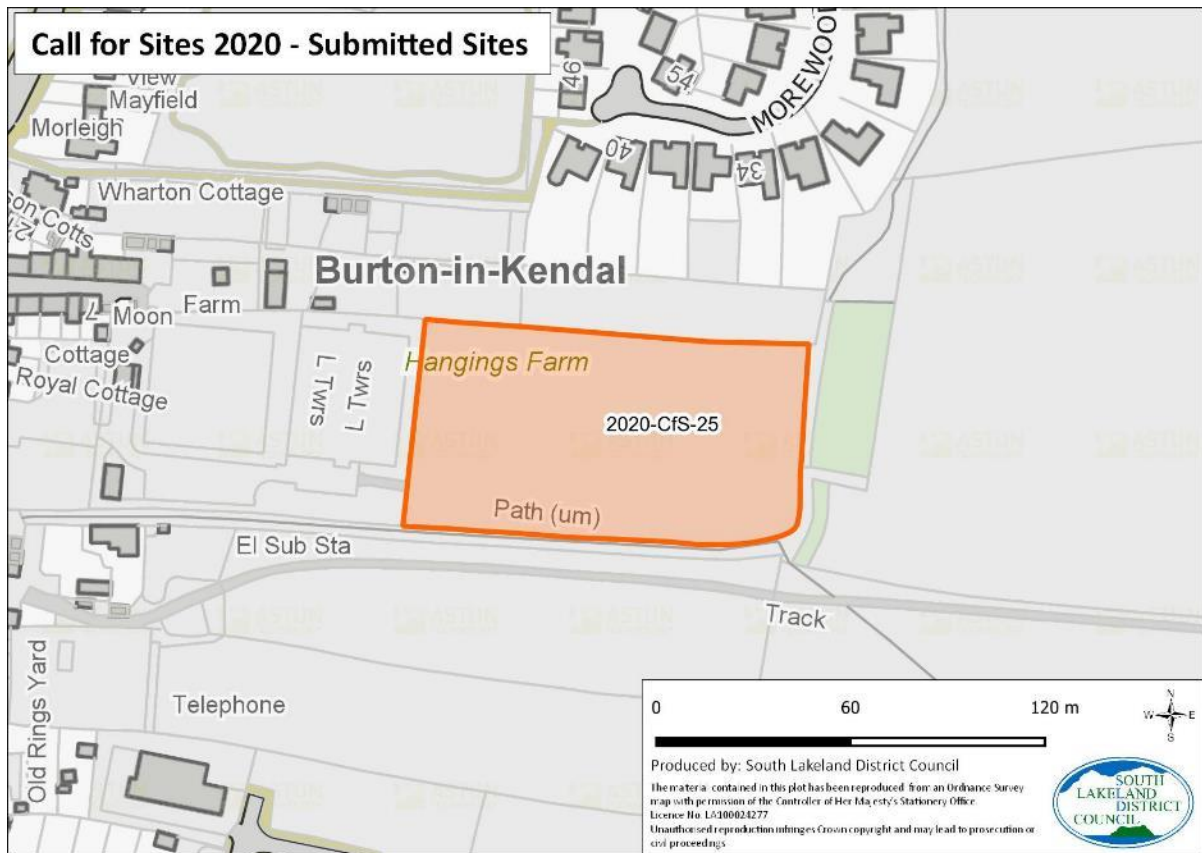


Figure 47: Land to the rear of The Royal Hotel, Main Street

Proposed Use

Question	Submitted Information
Proposed Use	housing
Additional information on proposed development	Residential potential for 15 houses of which 5 would be affordable

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No slightly sloping
Known utilities or infrastructure on/under site that would present a constraint?	No

Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	No
Flood Zone?	Flood Zone 1 no flood risk
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	Yes footpath beyond the southern boundary and eastern boundary
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No

Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	the development will include renewable energy sources; properties will be built to high thermal values; site is well located for public transport;
Social/ environmental/ economic benefits?	<p>The site will allow a small scale residential development including affordable homes in the centre of the village.</p> <p>The site is adjacent to the community sports facility and therefore ideal for both young families.</p> <p>The site has excellent access.</p> <p>The site sits within the development boundary and is a natural infill between existing residential development sites</p>

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	Yes
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years



Question	Submitted Information
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	



Land between Station Lane and Tanpits Lane, Burton In Kendal

Site Information

Question	Submitted Information
Site Name	Land between Station Lane and Tanpits Lane
Settlement/Locality	Burton In Kendal
Call for Sites Ref	2020-CfS-2
Site Area (ha)	1.72
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.72
Easting and Northing	352728 , 476709
Current Land Use and Character	Agricultural
Known previous uses on the site	n/a
Character and land uses of surrounding area	Grassed field with development (housing/ highways) on three sides.
Relevant planning history on site	Site was considered for allocation during last call for sites, reference M33.

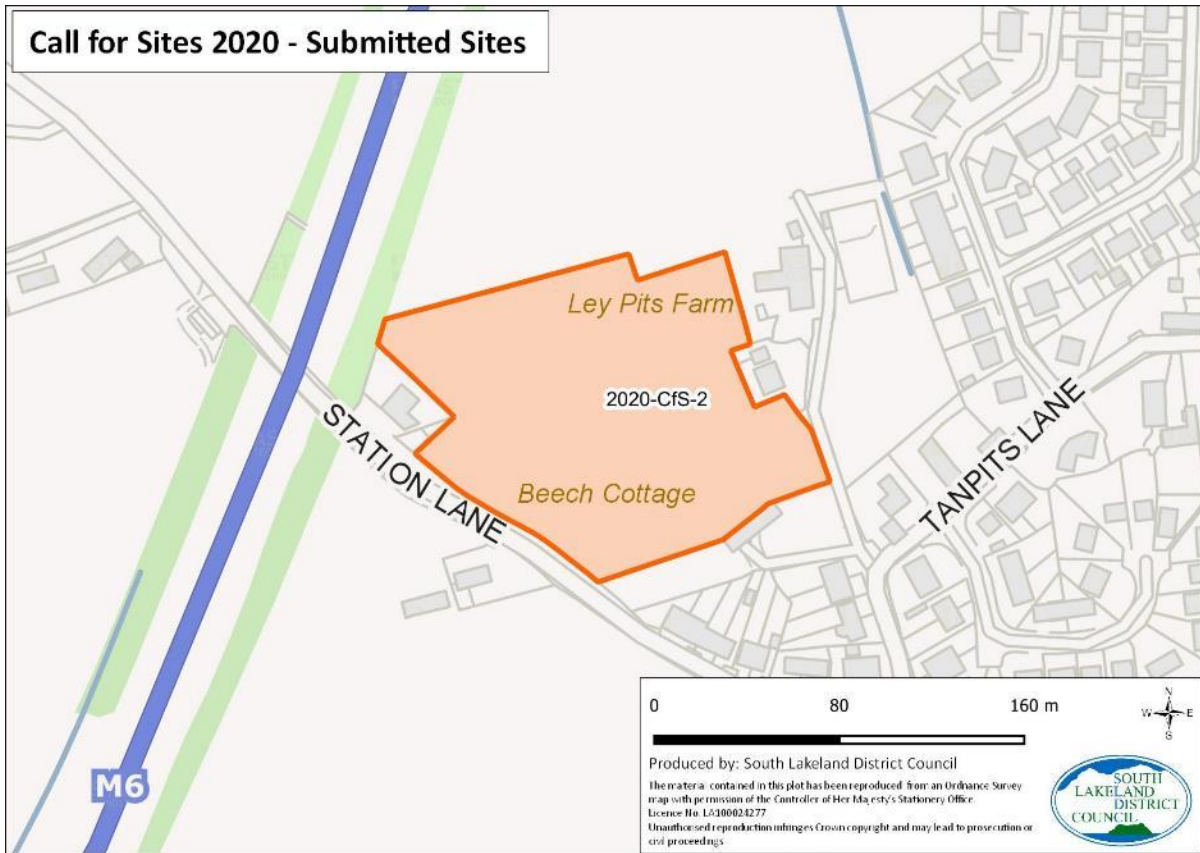


Figure 48: Land Between Station Lane and Tanpits Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	Housing to be delivered at an appropriate density for the site, with the required mix of affordable housing as per policy at that time. Site would suit a housing development of a mix of sizes, types and tenures.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes There is an existing field access adjacent to The Knott. This access could be moved anywhere along the Station Road Frontage and achieve the required visibility.

	Pedestrian access to Tanpits Lane footpath would be possible.
Steeply Sloping?	No The site is sloping but not steeply sloping. No stability issues are known.
Known utilities or infrastructure on/under site that would present a constraint?	Don't know
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Unsure Could readily be provided Could readily be provided
Existing Landscape Features?	Yes The site is bounded with hedgerows.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	Yes Proximity to Motorway would require consideration.
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities School, shops, pub, play areas - all within a 5 minute walk (0.2miles)
Protected trees?	No
Public Rights of Way?	Yes

	Right of way to the east of the site, sharing a boundary but not within the site.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Sustainable construction Biodiversity net gain. Sustainable location reducing car dependence. DM11 standards on housing
Social/ environmental/ economic benefits?	Enhancement of existing settlement, creating new family homes and other type homes to support existing facilities within the settlement; bringing in income through construction and from new residents. Ability to improve local biodiversity through appropriate design and landscaping.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	Yes
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No

Question	Submitted Information
Other	No
Comments	There is an existing right of access for a third party to move from the existing field gate on Station Lane, adjacent The Knott, alongside the boundaries with The Knott (which is in the ownership of the applicant) to the field to the north. This would have to be preserved but would sterilise only a narrow strip of land around The Knott boundary and would not inhibit any development.
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	The site was previously considered suitable for allocation, only losing out to a more central site. Reference M33. [REDACTED] A permissive footpath could be provided through the site from the existing footpath to Station Lane which could improve pedestrian safety as there are no footpaths on Station Lane. Station Lane is well used to walk to the canal and its pathways.



Moss Yeat, Station Lane, Burton In Kendal

Site Information

Question	Submitted Information
Site Name	Moss Yeat, Station Lane
Settlement/Locality	Burton In Kendal
Call for Sites Ref	2020-CfS-3
Site Area (ha)	2.72
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.00
Easting and Northing	352516 , 476774
Current Land Use and Character	Agriculture - grazing summer months only
Known previous uses on the site	None known
Character and land uses of surrounding area	Agricultural / residential rural area, edge of village, near to Lancaster Canal and M6, adjacent to commercial boarding kennels
Relevant planning history on site	None

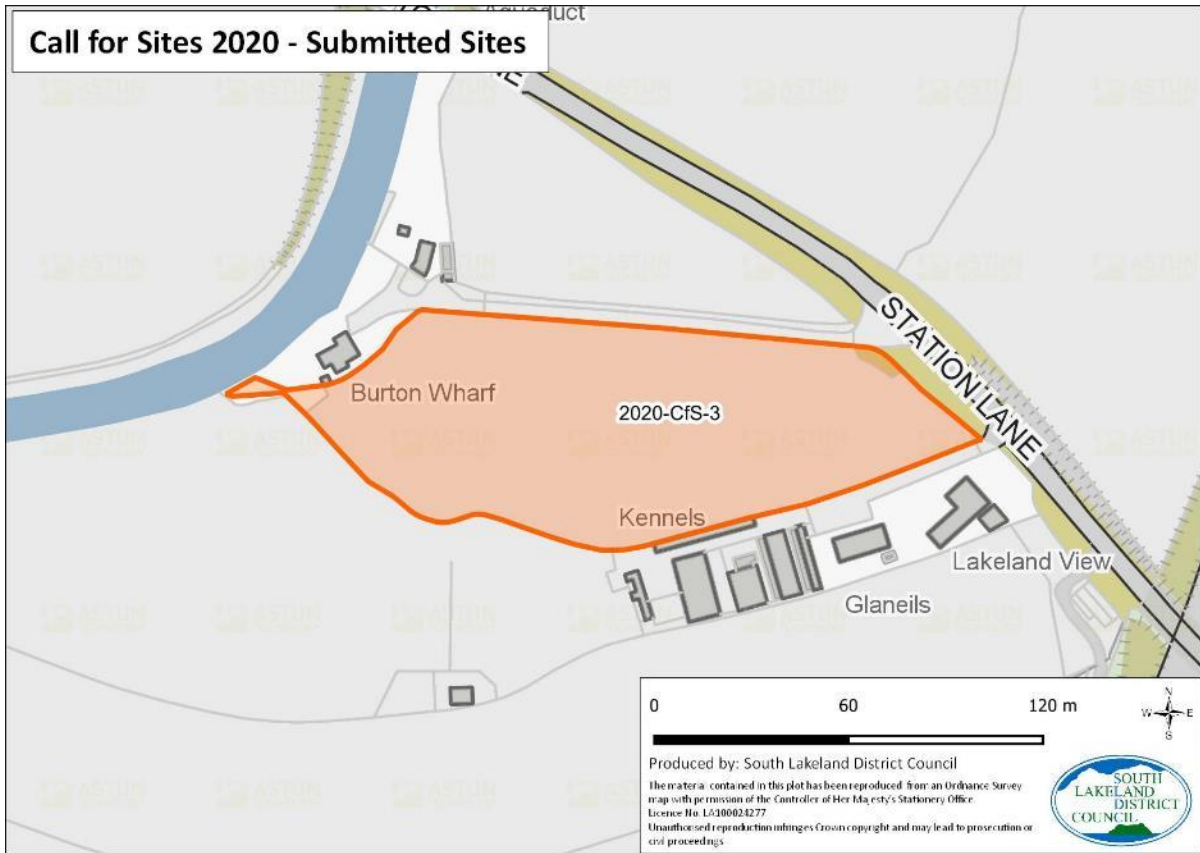


Figure 49: Land at Moss Yeat, Station Lane

Proposed Use

Question	Submitted Information
Proposed Use	Possible private dwelling(s)
Additional information on proposed development	Potentially up to 5 dwellings

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Already have safe access onto Station Lane via existing gateway
Steeply Sloping?	Yes This is a sloping site
Known utilities or infrastructure on/under	Yes

site that would present a constraint?	Wayleave 62/7269 to supply Burton Wharf Cottage
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes Land runs down to Station Lane and at one end an existing dwelling and the Lancaster Canal
Flood Zone?	Don't know Due to the slope this site would be most unlikely to flood
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No

Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site would lend itself to a wind turbine and solar panels to generate its own power. It is within easy walking distance of the village and its public transport links
Social/ environmental/ economic benefits?	Additional housing in an existing residential location.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No



Question	Submitted Information
Capable of meeting existing Local Plan policy requirements?	Don't know This would be a small scale development

Additional Comments

Question	Submitted Information
Additional comments?	This would be a north facing site of limited agricultural use which will not impact on the surroundings and blend in with existing housing nearby.



Addlebank Farm, Station Lane, Burton In Kendal

Site Information

Question	Submitted Information
Site Name	Addlebank Farm, Station Lane
Settlement/Locality	Burton In Kendal
Call for Sites Ref	2020-CfS-15
Site Area (ha)	6.88
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.47
Easting and Northing	352722 , 476618
Current Land Use and Character	Agricultural
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Residential and agricultural
Relevant planning history on site	Not known

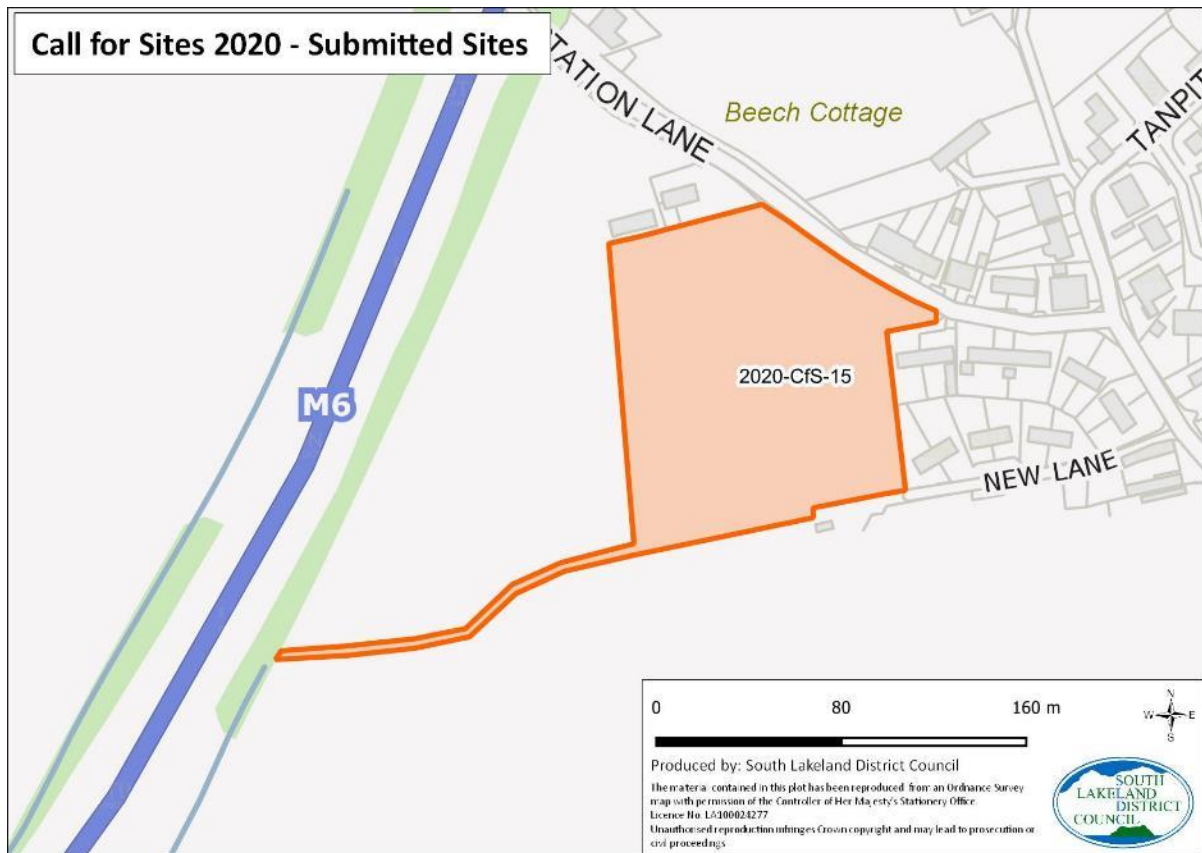


Figure 50: Addlebank Farm, Station Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential Dwellings
Additional information on proposed development	Ten units, residential dwellings

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Safe access achieved through Drivers Way or Station Lane
Steeply Sloping?	No
Known utilities or infrastructure on/under	No

site that would present a constraint?	
Access to the following?	
Mains Water	Could readily be provided
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Could readily be provided
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes Perimeter hedgerows
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No



Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	reduce car travel - close to public transport
Social/ environmental/ economic benefits?	provision of house

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes



Land adjacent Sunnybank bungalow (Sandy Gap Farm), Burton In Kendal

Site Information

Question	Submitted Information
Site Name	Land adjacent Sunnybank bungalow (Sandy Gap Farm)
Settlement/Locality	Burton In Kendal
Call for Sites Ref	2020-CfS-17
Site Area (ha)	5.67
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	5.67
Easting and Northing	353301 , 477308
Current Land Use and Character	Agriculture, grass cropping and grazing.
Known previous uses on the site	None.
Character and land uses of surrounding area	Agricultural land bordered on both sides by domestic residencies.
Relevant planning history on site	None.



Figure 51: Land adjacent Sunnybank bungalow (Sandy Gap Farm)

Proposed Use

Question	Submitted Information
Proposed Use	Residential mixture of larger family homes and smaller houses with some affordable homes.
Additional information on proposed development	To be decided.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Roadside frontage is long enough for a wide entrance to provide good visibility.
Steeply Sloping?	No Gentle slope.

Known utilities or infrastructure on/under site that would present a constraint?	Yes Telegraph wires connecting houses on each side of the plot. Electric power lines at top end of the plot.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Yes Could readily be provided Could readily be provided No Could readily be provided Could readily be provided
Existing Landscape Features?	Yes Trees and hedgerows.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities Shop, sports facilities, primary school, public house, Church, village hall within a 5 minute walk. Bus stop in 100 metres and easy access to M6 Motorway junctions and main line railway station.
Protected trees?	No
Public Rights of Way?	Yes Two footpaths cross the plot.
Currently used for sport or recreation?	No
Access rights over land?	Yes

	The two footpaths.
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	This will be at the forefront of consultation with the developers at a later date.
Social/ environmental/ economic benefits?	Providing homes for young families employed within South Lakeland.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No



Question	Submitted Information
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	



Land at Church Butts, Burton in Kendal

Site Information

Question	Submitted Information
Site Name	Land at Church Butts
Settlement/Locality	Burton in Kendal
Call for Sites Ref	2020-CfS-67
Site Area (ha)	3
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.60
Easting and Northing	353050 , 477001
Current Land Use and Character	Agricultural pastureland
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Residential and agriculture
Relevant planning history on site	Representations previously made but no planning history – see APD covering letter

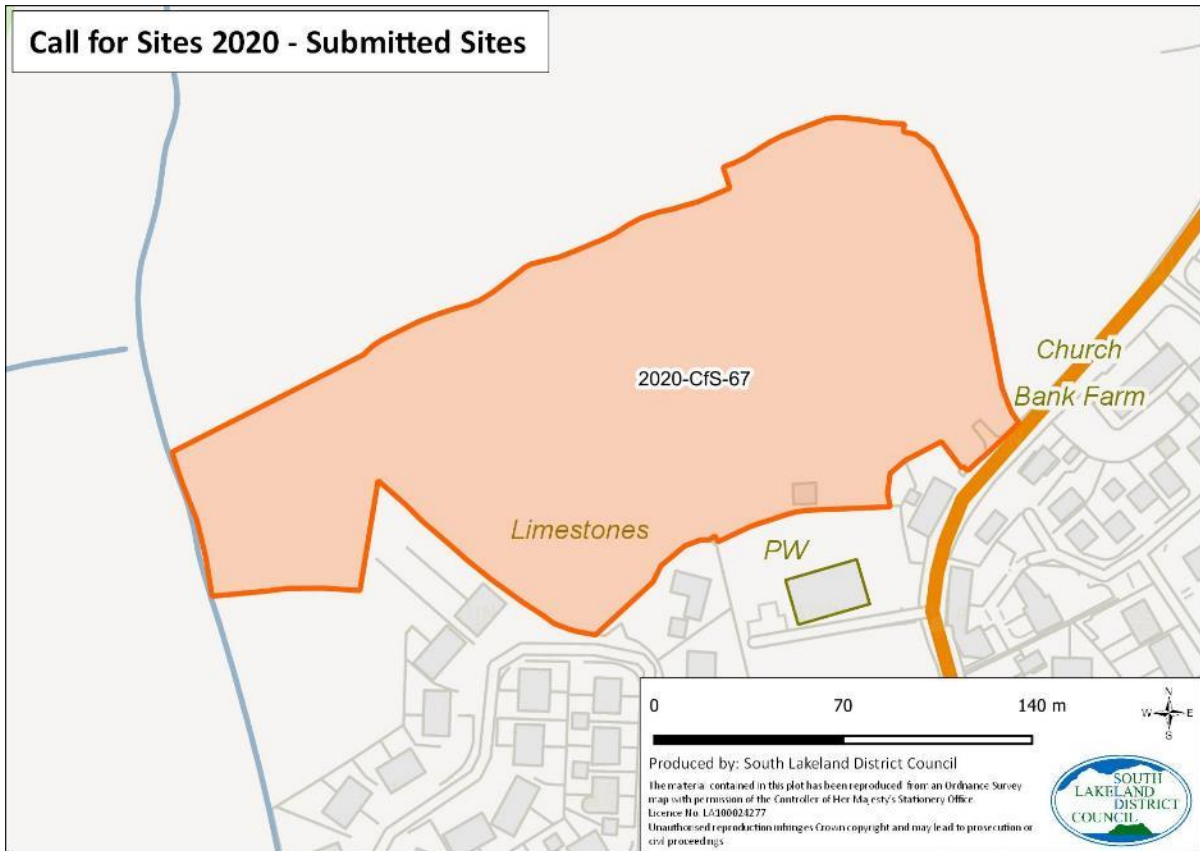


Figure 52: Land at Church Butts

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	Residential with policy-compliant affordable provision with potential for elderly care subject to need/market demand given road frontage. Please see APD covering letter.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Two potential access points.
Steeply Sloping?	Yes Slopes downwards from south to north
Known utilities or infrastructure on/under	Yes

site that would present a constraint?	Please see 'Opportunities & Constraints Plan'
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Yes Could readily be provided Could readily be provided Could readily be provided Could readily be provided Unsure
Existing Landscape Features?	Yes Hedgerows that can be retained and reinforced.
Flood Zone?	Flood Zone 1 Please see EA Flood Risk Map Extract
Surface Water Flood Risk?	No No known history of flooding.
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No Potential for foraging habitat. A planning application would be supplemented by a Phase 1 Habitat/No Ecology Survey
Well related to existing settlement?	On the edge of an existing settlement Site is well related to the existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	No Adjacent to the western boundary – see Definitive Map Extract
Currently used for sport or recreation?	No

Access rights over land?	No There is a public footpath that borders the western side of the landholding but outside of our client's ownership.
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Yes St James's Church – Grade 1 Listed. See Listing enclosed with covering letter.
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No Proposals will need to be supplemented by the appropriate environmental/technical reports and heritage appraisal.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The proposals will ensure compliance with climate-change environmental planning policy standards and propose thermally efficient homes that meet or exceed the ever increasing building regulation standards.
Social/ environmental/ economic benefits?	There is an opportunity to work with the Church on providing additional burial space or a play area with the detail being submitted and agreed following consultations with the local community.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No



Question	Submitted Information
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	Please see APD's covering letter.



2.5 Endmoor

Land Adjacent Oxenber, Woodside Road, Endmoor

Site Information

Question	Submitted Information
Site Name	Land Adjacent to Oxenber, Woodside Road
Settlement/Locality	Endmoor
Call for Sites Ref	2020-CfS-64
Site Area (ha)	1.03
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.03
Easting and Northing	354124 , 484954
Current Land Use and Character	Unused Field
Known previous uses on the site	Agriculture
Character and land uses of surrounding area	Residential to all sides
Relevant planning history on site	Outline Permission for Council Housing pre 1963

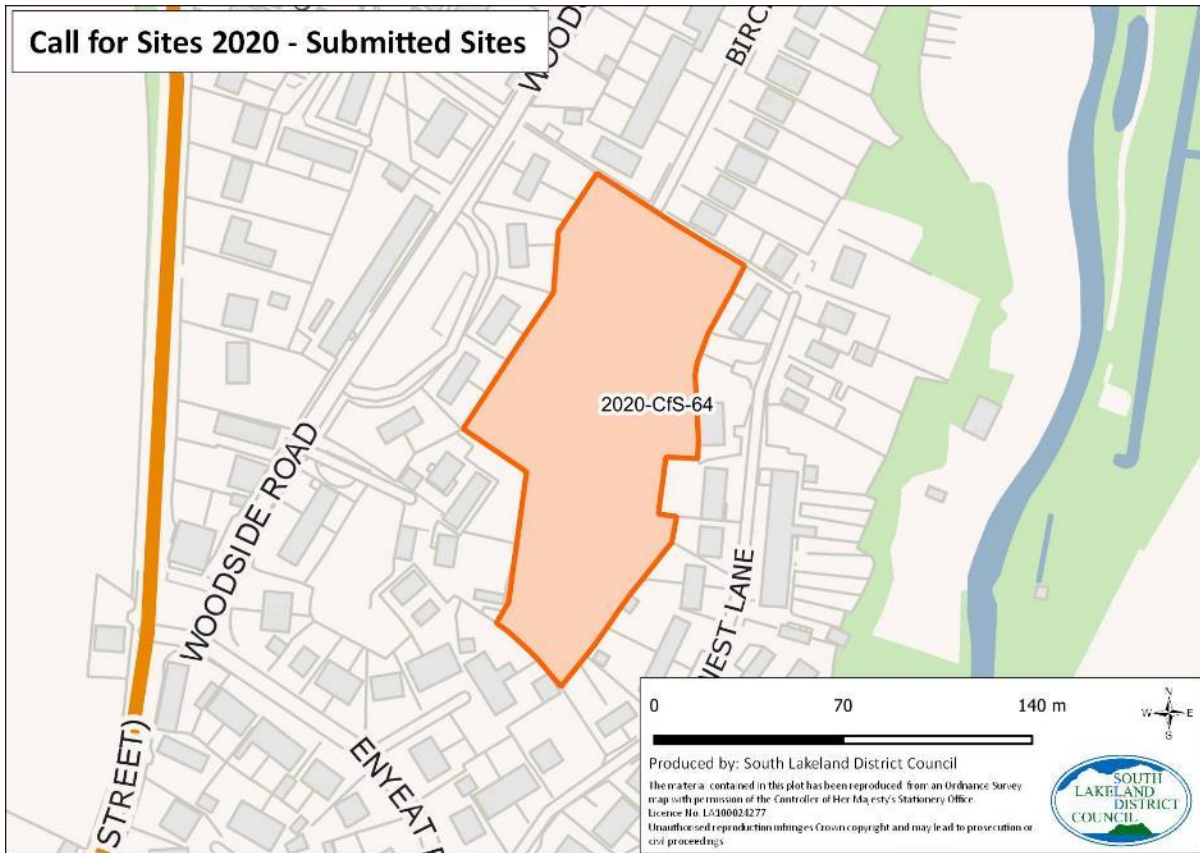


Figure 53: Land Adjacent to Oxenber, Woodside Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	The site given its central location in Endmoor benefits from good pedestrian access to the main road and the bus routes on it. It is also in close proximity to Junction 36 of the M6 by vehicle. It is therefore anticipated that a mixed housing development would be appropriate, from Affordable housing, open market housing and older persons housing, providing for all generations within the village.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes

	Possibility of 2 accesses as indicated on Location Plan
Steeply Sloping?	Yes The Land does slope but not excessively allowing scope for a stepped development avoiding overlooking.
Known utilities or infrastructure on/under site that would present a constraint?	Yes Electric cable overhead to South of site indicated on Location Plan and Foul Sewer nearby.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	No The Perimeter of the site has a mix of boundaries including stone, hedges, trees, boarded and wire fencing.
Flood Zone?	Flood Zone 1 No risk from rivers see flood map.
Surface Water Flood Risk?	No No risk from surface water see flood map.
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No Trees to perimeter are on adjacent properties
Well related to existing settlement?	Within an existing settlement Existing Endmoor (Local Service Centre)

Good access to services and facilities by sustainable travel?	A good range of facilities School, recreation ground and village hall are over the road and village shop, club and bakers further down the road, all easily accessible by foot, and indicated on location plan
Protected trees?	No
Public Rights of Way?	Yes Footpath along Northern boundary (outside)
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No Private Land

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The Building can be orientated to face South allowing maximising of Solar Gain, the site is large enough to have a water mitigation scheme to deal with rainwater within the site. Given the size of the site a scheme of varied planting to encourage wildlife and stimulate the eco system would be envisaged.
Social/ environmental/ economic benefits?	Endmoor is a thriving Local Service Centre as designated by SLDC. Much development has taken place, but mostly adjacent to the main road and this site allows a development of an unused and not accessible private area of land to be developed away from the pollution of the main road, whilst allowing easy walking to public services.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Up to 5 years
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	See Covering Letter



Land north of Fellside Manor, Endmoor

Site Information

Question	Submitted Information
Site Name	Land north of Fellside Manor
Settlement/Locality	Endmoor
Call for Sites Ref	2020-CfS-76
Site Area (ha)	6
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.00
Easting and Northing	354073 , 485626
Current Land Use and Character	Agricultural
Known previous uses on the site	
Character and land uses of surrounding area	The site is located immediately north of the Fellside Manor residential development which is currently being delivered by Story Homes. It is immediately adjacent to the A65 which forms the western boundary of the site. The site has a relatively open aspect to the north.
Relevant planning history on site	The Site is located immediately north of the allocation referred to as the 'North of Sycamore Close', which was established by Policy LA2.14 of the LADPD. This allocation secured full planning permission in July 2019 (ref. SL/2017/0841) for the development of 106 new homes. The development, referred to as Fellside Manor, is currently being delivered by Story Homes.



Figure 54: Land north of Fellside Manor

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	It is considered that the site could form a logical northern extension to the residential development currently being delivered by Story Homes to the south, referred to as Fellside Manor (ref. SL/2017/0841).

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes The site can be accessed directly from the A65. Impact on the highways network and site access points will be assessed as detailed layout design is brought forward.



Steeply Sloping?	Yes The site has an undulating topography with small rounded hills, some steep slopes and some evidence of a drumlin pattern. This will be considered and assessed as detailed layout design is brought forward.
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes The site sits within a relatively open landscape which has a number of features, these includes its topographical pattern and the open long distance views towards the north east.
Flood Zone?	Flood Zone 1 A full flood risk assessment will be prepared as detailed layout design is brought forward on the site.
Surface Water Flood Risk?	No A full flood risk assessment will be undertaken as detailed layout design is brought forward on the site.
Risk of Pollution, Contamination or Hazards?	No A full site investigation will be undertaken as detailed layout design is brought forward on the site.
Nature and Geological Sites?	No The site is not covered by any ecological designation, nor are any adjacent to the site.
Potential for Protected Species?	No Ecological Survey work will be undertaken as detailed layout design is brought forward on the site.

Well related to existing settlement?	On the edge of an existing settlement The site is located to the north of the settlement of Endmoor.
Good access to services and facilities by sustainable travel?	A good range of facilities The site is located to the north of Endmoor which is a relatively small village within South Lakeland. It is identified as a Local Service Centre and has a range of amenities which are situated within a short walk of the site. These include St Patrick's C of E Primary School and a range of local shops, services and a public house on Main Street.
Protected trees?	No
Public Rights of Way?	Yes A public footpath runs along the southern boundary of the site which also crosses the site diagonally from north west to south east.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No The site does not contain any designated or non-designated heritage assets.
Scheduled monuments on/near site?	No The site does not contain any designated or non-designated heritage assets. The scheduled monument of Low Gatebeck Gunpowder Works (List Entry No. 1018135) is located 180m to the north-west. A heritage appraisal has identified that the site does not make any contribution to its significance.
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is within a sustainable location being in close proximity to a range of amenities and facilities within a short walk of the site. This includes St Patricks C of

Question	Submitted Information
	<p>E Primary School (c. 200m to the south of the site and a range of local shops, services and a public house located c. 800m to the south of the site on Main Street.</p> <p>The site is immediately adjacent to the A65 which provides access to Kendal, the largest settlement in the District. Kendal is located approximately 5km to the north and can be accessed via public transport. Bus stops are located approximately 500m to the south of the site on the A65, which provide access to regular bus services into Kendal town centre.</p> <p>This sustainable location means that inherently the site will encourage the use of more sustainable modes of travel, including via public transport or on foot, and therefore reduce the reliance upon cars.</p> <p>As detailed layout design is brought forward on the site, Story Homes will seek to provide a high quality landscape led scheme which will incorporate areas of green infrastructure to protect and enhance the natural environment and enhance pedestrian and cycle connections in and around the site.</p> <p>Furthermore, upon detailed design, Story Homes will explore the opportunities to incorporate renewable energy technology and sustainable construction methods.</p>
<p>Social/ environmental/ economic benefits?</p>	<p>The Site is located on the edge of Endmoor on a strategic highway route within a short travel time of Kendal, the largest Principle Service Settlement and the District's social and economic hub.</p> <p>Settlements like these provide locations for people working within key employment locations with places to live, close to existing services and facilities and employment opportunities. Clusters of development within smaller settlements areas also provides the opportunity to support services, by increasing the number of working age families who can underpin the viability and vitality of local shops and schools. It can therefore play a critical role in underpinning the future sustainability of smaller towns and villages.</p> <p>Story Homes will seek to provide a development of the highest quality across the site which will protect the environment, improve health and reduce health inequality through the provision of a landscape led</p>

Question	Submitted Information
	layout which will include new green spaces and networks.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately The Site is promoted by Story Homes, a willing homebuilder with 30 years history of developing in Cumbria, which is working with the landowner to bring the site forward. There are therefore no legal or ownership restrictions affecting the land that would preclude or delay delivery. The Site is therefore readily available.
Site Progress?	Site is being marketed
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes



Additional Comments

Question	Submitted Information
Additional comments?	The site is located on the edge of Endmoor on a strategic highway route within a short travel time of Kendal, the largest Principle Service Settlements and the District's social and economic hub. It is in a location which experiences good demand for new homes. It is therefore considered to be development and can contribute to meeting the medium to longer term development needs of the District.

2.6 Gatebeck

Land adjacent to Gatebeck Business Park, Gatebeck Lane, Gatebeck Site Information

Question	Submitted Information
Site Name	Land adjacent to Gatebeck Business Park, Gatebeck Lane
Settlement/Locality	Gatebeck
Call for Sites Ref	2020-CfS-28
Site Area (ha)	1.21
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.21
Easting and Northing	354984 , 485969
Current Land Use and Character	Agricultural
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Mixed use surrounding the site. There is a nearby employment site and caravan park.
Relevant planning history on site	No relevant planning history



Figure 55: Land adjacent to Gatebeck Business Park, Gatebeck Lane

Proposed Use

Question	Submitted Information
Proposed Use	Mixed use.
Additional information on proposed development	Approximately 30 dwellings or 2420 sqm of employment space, or a mix of the two uses.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Please see the site location plan where access points are marked.
Steeply Sloping?	No
Known utilities or infrastructure on/under	No Not as far as we are aware.

site that would present a constraint?	
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	No
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No Low risk
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No Not as far as we are aware.
Potential for Protected Species?	No Not as far as we are aware.
Well related to existing settlement?	On the edge of an existing settlement Approximately 1 mile from the boundary of the settlement of Endmoor.
Good access to services and facilities by sustainable travel?	A limited range of facilities Primary school - 1.5 miles away Secondary School - 7 miles away. Shop - 1.2 miles away Hospital - 4.5 miles away Employment opportunities - less than 0.1 miles from the site.
Protected trees?	No
Public Rights of Way?	Yes Nearest public right of way is less than a mile.



Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Any new buildings will be built to a high standard in terms of sustainability and energy efficiency. Also, opportunities to increase biodiversity will be maximised, where appropriate.
Social/ environmental/ economic benefits?	Employment opportunities and housing to meet the needs of the local community.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Not Known



Question	Submitted Information
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Don't know

Additional Comments

Question	Submitted Information
Additional comments?	.

2.7 Helsington

Land west of Helsington, Helsington

Site Information

Question	Submitted Information
Site Name	Land west of Helsington
Settlement/Locality	Helsington
Call for Sites Ref	2020-CfS-70
Site Area (ha)	14.5
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	8.70
Easting and Northing	350658 , 491192
Current Land Use and Character	Agriculture
Known previous uses on the site	
Character and land uses of surrounding area	The site is located directly adjacent to the existing built form of Kendal, bound to the east by residential dwellings, to the north by agricultural land, which is allocated in the 2013 development plan document for residential use (Stainbeck Green). There are agricultural fields to the west with the A591 beyond.
Relevant planning history on site	The site does not have any relevant planning history.

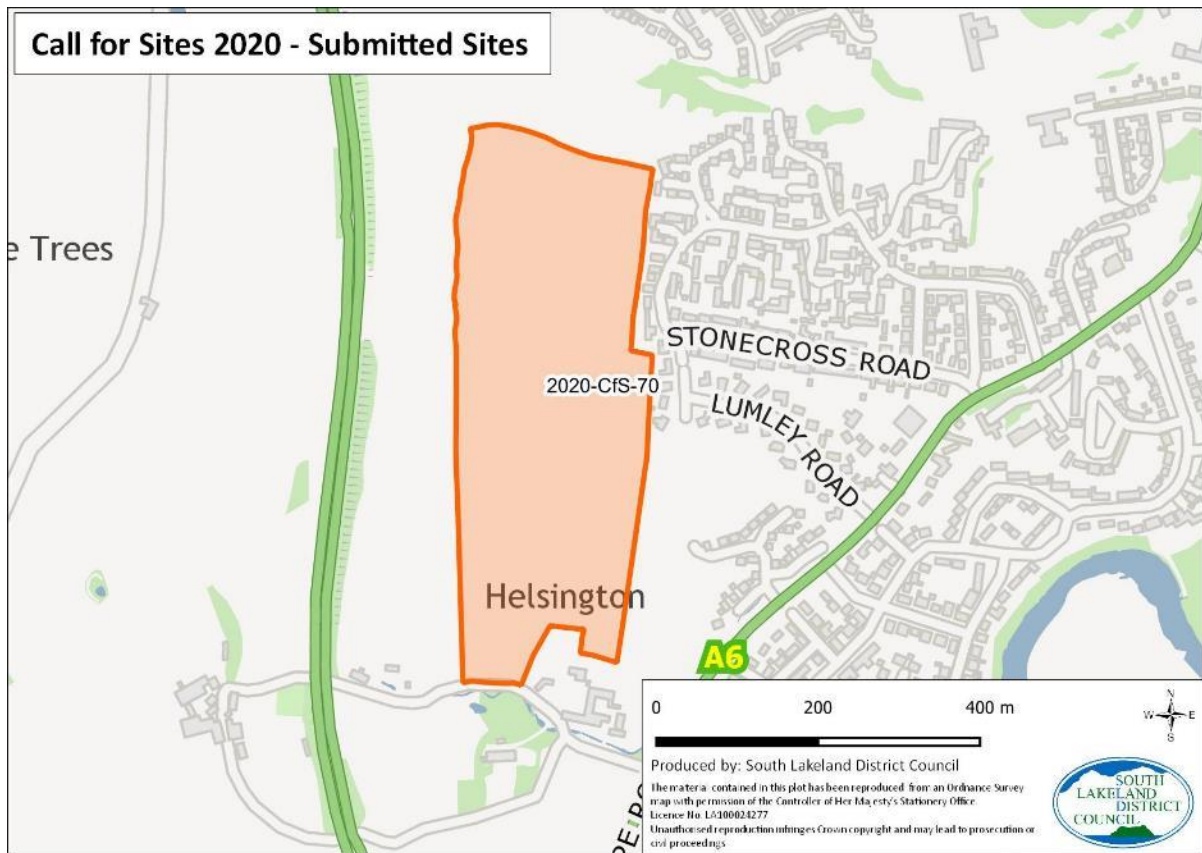


Figure 56: Land west of Helsington

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	It is envisaged that the site could be developed to accommodate circa. 50-100 dwellings to form a logical extension to Helsington.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes In order to achieve safe access to the site, it is envisaged that an agreement with Jones Homes will be sought to achieve access through the site approved through planning application reference SL/2016/0519
Steeply Sloping?	Yes

	<p>areas of the site are steeply sloping. A topographical survey will be undertaken to understand how this might affect the capacity of the site. Cautious assumptions have been made for this Call for Sites submission.</p>
<p>Known utilities or infrastructure on/under site that would present a constraint?</p>	<p>No</p> <p>A desktop assessment has not highlighted any potential constraints in this regard</p>
<p>Access to the following?</p> <p>Mains Water</p> <p>Mains Sewerage</p> <p>Electrical Supply</p> <p>Gas Supply</p> <p>Landline Telephone</p> <p>Superfast Fibre Broadband</p>	<p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p>
<p>Existing Landscape Features?</p>	<p>No</p>
<p>Flood Zone?</p>	<p>Flood Zone 1</p>
<p>Surface Water Flood Risk?</p>	<p>No</p>
<p>Risk of Pollution, Contamination or Hazards?</p>	<p>Don't know</p> <p>Given the site is greenfield and is not located in an air quality management zone or in close proximity to any use which would generate significant noise pollution, constraints in this regard are highly unlikely.</p>
<p>Nature and Geological Sites?</p>	<p>No</p>
<p>Potential for Protected Species?</p>	<p>Don't know</p> <p>A Preliminary Ecology Assessment and Habitats survey will be undertaken to support the site through the Local Plan Process if successful.</p>
<p>Well related to existing settlement?</p>	<p>On the edge of an existing settlement</p> <p>The site is directly adjacent to the existing settlement edge of Helsington, Kendal</p>

Good access to services and facilities by sustainable travel?	A good range of facilities There are a number of bus stops within close proximity to the site, with the nearest being located c. 250m from the site to the south east. These bus stops provide ready sustainable transport links to Kendal town centre, Barrow in Furness, Morecambe and Lancaster City Centre. The many shops and services of Kendal are located c. 1 mile north of the site so are also accessible by foot.
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Yes There are no listed buildings on the site. Three listed buildings are located adjacent to the site to the south (c. 60 metres), including: - Grade II listed Bridge carrying farm road to north east of Helsington Laithes Farmhouse - Grade II listed Bridge carrying farm drive to north east of Helsington Laithes Farmhouse - Grade II* Helsington Laithes Farmhouse
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	A Flood Risk Assessment will be prepared and submitted in support of any planning application which will confirm that surface run-off will not exceed existing greenfield run-off rates including an allowance for climate change.

Question	Submitted Information
	The site provides the opportunity for a development that promotes high standards of energy efficiency and sustainable techniques in building design.
Social/ environmental/ economic benefits?	<p>The allocation of this site for residential development would provide a number of houses on a largely unconstrained site, meeting the identified needs of South Lakeland, as well as an appropriate housing mix.</p> <p>The site would be developed to be in keeping with its edge of settlement location, with medium density development, which maximises the proximity of the site to sustainable travel options and close proximity to existing services of Kendal. Significant areas of both formal and informal green space can be created given the size and nature of the site.</p>

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	<p>No</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>
Comments	<p>Access to the site would be required to take access from the Jones Home scheme to the east.</p> <p>Negotiation would be required to agree this access given the ransom strip in place.</p>
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No



Question	Submitted Information
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	<p>Savills have previously made representations regarding concerns over the Strategic Housing Market Assessment (SHMA) calculation of housing need. The adopted Local Plan includes a housing requirement figure of 400 dwellings per year (Core Strategy Policy CS6.1) over the plan period 2003-2025 whereas the 2017 SHMA contained an Objectively Assessed Need (OAN) figure of up to 290 dwellings per year. This is a significant change which resulted in SLDC making the working assumption that a 'limited quantity' of new housing land will be required in the new Local Plan. As forecast through our previous representations, the revised Standard Methodology for calculating OAN (Standard Method 2), published by Central Government has increased the housing requirement for South Lakeland to 410 dwellings per annum. Given that the new Local Plan is envisaged to cover the period until 2040, it is essential that the OAN figures are robustly reviewed in line with the government projections before progressing the plan further because it is an important foundation stone of the whole process. The land west of Helsington is well located to deliver a significant number of dwellings in close proximity to the existing built form of Kendal, whilst also being relatively unconstrained. Locating development in this area will also direct growth away from more sensitive locations in the District. We do not consider the constraints identified above to be insurmountable and therefore respectfully request that the Land west of Helsington be considered for residential development through the Local Plan Review.</p>



2.8 Heversham

Land off South of Heversham, Heversham

Site Information

Question	Submitted Information
Site Name	Land off South of Heversham
Settlement/Locality	Heversham
Call for Sites Ref	2020-CfS-69
Site Area (ha)	4.03
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.40
Easting and Northing	349758 , 482920
Current Land Use and Character	Agriculture
Known previous uses on the site	
Character and land uses of surrounding area	This submission relates to the land to the east of A6, Heversham. The site is located directly adjacent to the existing settlement boundary of Heversham. The land to the east of A6 is bound by residential development to the north and east and partially to the west, with an area of woodland located to the south.
Relevant planning history on site	The site does not have any relevant planning history.

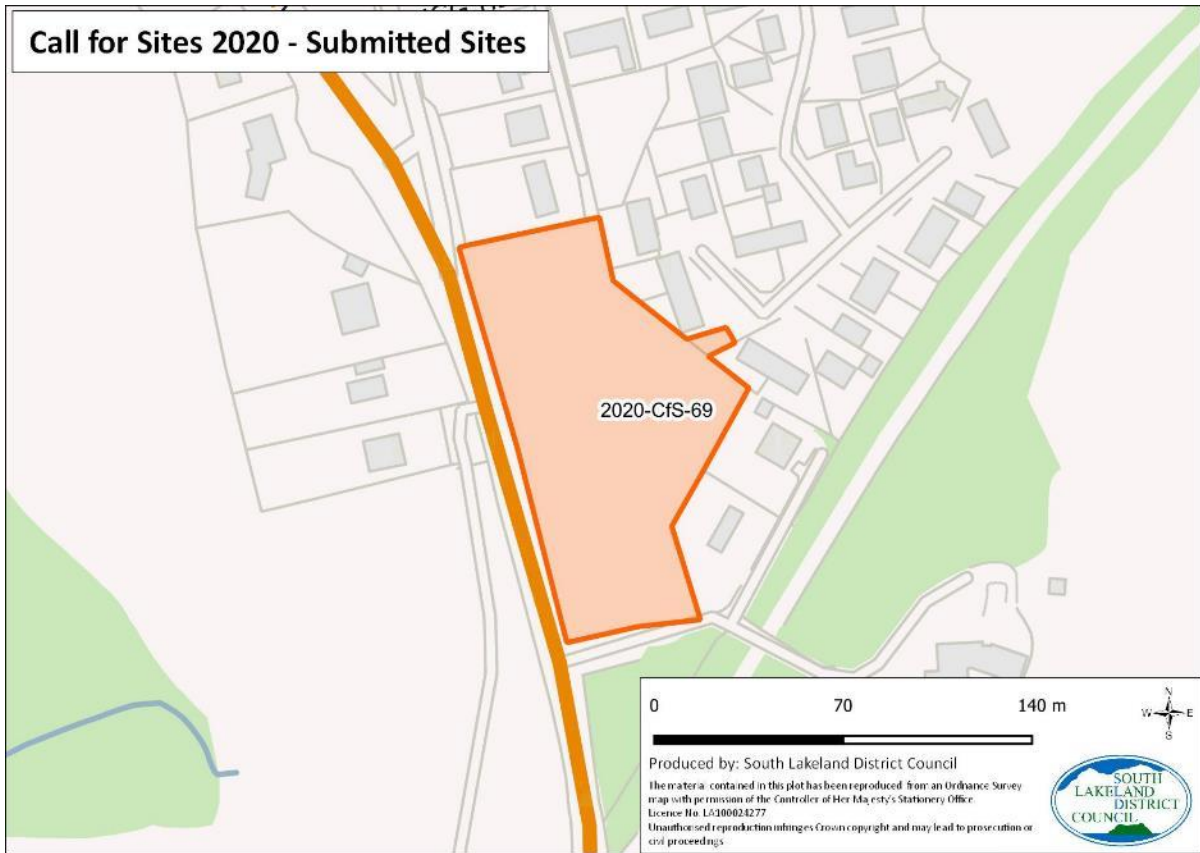


Figure 57: Land off South of Heversham

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	It is envisaged that the site could be developed to form a 'rounding off' of the settlement to accommodate circa 15 dwellings of an appropriate type and tenure to meet locally identified needs.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes The Land to the west of the A6 benefits from an existing access point from Dugg Hill which may be suitable to accommodate any future development. We have written support from Russell Armeer Ltd who own the access point (please see attached) and can work closely with them to deliver an appropriate

	access. There may also be opportunities to create a new access from the A6.
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No A desktop assessment has not highlighted any potential constraints in this regard.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes Drystone walls run along the border of the site and the A6.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	Don't know Given the site is greenfield and is not located in an air quality management zone or in close proximity to any use which would generate significant noise pollution, constraints in this regard are highly unlikely.
Nature and Geological Sites?	No
Potential for Protected Species?	Don't know A Preliminary Ecology Assessment and Habitats survey will be undertaken to support the site through the Local Plan Process if successful.
Well related to existing settlement?	On the edge of an existing settlement The site is located directly south of the settlement edge of Heversham, surrounded by existing residential development to the north east and west.

Good access to services and facilities by sustainable travel?	<p>A good range of facilities</p> <p>The site is within walking distance of the following services located within Heversham:</p> <p>Junior School- c. 190 metres</p> <p>Church- c. 525 metres</p> <p>Public House- c. 522 metres</p> <p>Heversham is served by the number 99, 550, 551, 552 and 555 busses with the bus stop being located c.190 metres from the site.</p> <p>Milnthorpe is located just over 1km from the site.</p> <p>There are a number of shops and services, including a large large supermarket accessible by car and bus.</p>
Protected trees?	Don't know
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	<p>A Flood Risk Assessment will be prepared and submitted in support of any planning application which will confirm that surface run-off will not exceed existing greenfield run-off rates including an allowance for climate change.</p> <p>The site provides the opportunity for a development that promotes high standards of energy efficiency and sustainable techniques in building design.</p>
Social/ environmental/ economic benefits?	The allocation of this site for residential development would provide a number of houses on a sensitive,

Question	Submitted Information
	<p>rounding off site which is largely unconstrained, meeting the identified needs of South Lakeland.</p> <p>The site would be developed to be in keeping with its edge of settlement location, with medium density development, which maximises the proximity of the site to sustainable travel options and close proximity to existing services of Heversham and those of neighbouring Milnthorpe, increasing the vitality of the rural settlement and the sustainability of existing services.</p> <p>The site is located at the edge of the settlement, and presents the opportunity for a 'rounding off' style development.</p>

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes



Additional Comments

Question	Submitted Information
<p>Additional comments?</p>	<p>Savills have previously made representations regarding concerns over the Strategic Housing Market Assessment (SHMA) calculation of housing need. The adopted Local Plan includes a housing requirement figure of 400 dwellings per year (Core Strategy Policy CS6.1) over the plan period 2003-2025 whereas the 2017 SHMA contained an Objectively Assessed Need (OAN) figure of up to 290 dwellings per year. This is a significant change which resulted in SLDC making the working assumption that a 'limited quantity' of new housing land will be required in the new Local Plan. As forecast through our previous representations, the revised Standard Methodology for calculating OAN (Standard Method 2), published by Central Government has increased the housing requirement for South Lakeland to 410 dwellings per annum. Given that the new Local Plan is envisaged to cover the period until 2040, it is essential that the OAN figures are robustly reviewed in line with the government projections before progressing the plan further because it is an important foundation stone of the whole process. The land south of Heversham is well located to deliver a sensitive development in keeping with the local area, ultimately contributing to the vitality and sustainability of the village, whilst offering future residents ready and easy access to the services of Milnthorpe, using sustainable modes of transport. The site is relatively unconstrained and a full range of technical assessments would be undertaken to support the sites through the Local and Neighbourhood Plan processes going forward. We therefore respectfully request that the Land south of Heversham be considered for residential development through the Local Plan Review.</p>





Land adjacent to Princess Way,

Heversham site 1, Heversham

Site Information

Question	Submitted Information
Site Name	Land adjacent to Princess Way, Heversham (site 1)
Settlement/Locality	Heversham
Call for Sites Ref	2020-CfS-93
Site Area (ha)	1.14
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.14
Easting and Northing	349549 , 483799
Current Land Use and Character	Agricultural - permanent grass pasture
Known previous uses on the site	None of which we are aware
Character and land uses of surrounding area	The site is adjacent to a number of small industrial/retail units on the side of the Princess way. It is also located adjacent to residential properties in Leasgill
Relevant planning history on site	Not applicable - green field site



Figure 58: land adjacent to Princess Way, Heversham (site 1)

Proposed Use

Question	Submitted Information
Proposed Use	Either residential or light industrial
Additional information on proposed development	The site could potentially accommodate c. 25 dwellings or a mixture of light industrial and residential use, extending the existing light industrial use alongside the A6 and the remainder of the site being residential. In this scenario c. 10,000 sq.ft or light industrial space and say 18 houses might be a good mix to provide employment and affordable and open market housing.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No

	Gently sloping site
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Yes Could readily be provided Could readily be provided Unsure Could readily be provided Could readily be provided
Existing Landscape Features?	Yes Comments: drystone wall to one boundary, hedgerow to another
Flood Zone?	Flood Zone 1 Comments: no risk or past history of flooding
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The site is on the edge of the existing settlement of Leasgill
Good access to services and facilities by sustainable travel?	A good range of facilities here are limited services available in Leasgill/Heversham but a full range of services in Milthorpe which is a Key Service Centre readily accessible on foot or by public transport
Protected trees?	No
Public Rights of Way?	No



Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Any development will have to meet minimum requirements and it is anticipated that by providing further employment locally if light industrial use is established car travel could be reduced. There is also an opportunity for biodiversity net gain in any development as part of the landscaping proposals. The current use is that of a monoculture which could be diversified and significantly improved.
Social/ environmental/ economic benefits?	The site could potentially provide economic benefits by establishing small start-up units to capitalise upon the current and what we consider will become a long term trend for rural working. This will be supported by the availability of B4RN hyper fast broadband in the local vicinity. Any housing development would trigger the requirement for affordable housing which would benefit the local community in an area of higher than average house prices and low availability.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership	No



Question	Submitted Information
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Up to 5 years
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Don't know not as far as we are aware
Capable of meeting existing Local Plan policy requirements?	Yes subject to viability assessments

Additional Comments

Question	Submitted Information
Additional comments?	



Land adjacent to Princess Way,

Heversham site 2, Heversham

Site Information

Question	Submitted Information
Site Name	Land adjacent to Princess Way, Heversham (site 2)
Settlement/Locality	Heversham
Call for Sites Ref	2020-CfS-94
Site Area (ha)	0.2
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.20
Easting and Northing	349590 , 483237
Current Land Use and Character	Agricultural - permanent grass pasture
Known previous uses on the site	None of which we are aware
Character and land uses of surrounding area	The site is adjacent to residential properties in Heversham and would form a well screened infill site. The remainder of the field would be retained for grazing use
Relevant planning history on site	Not applicable - green field site

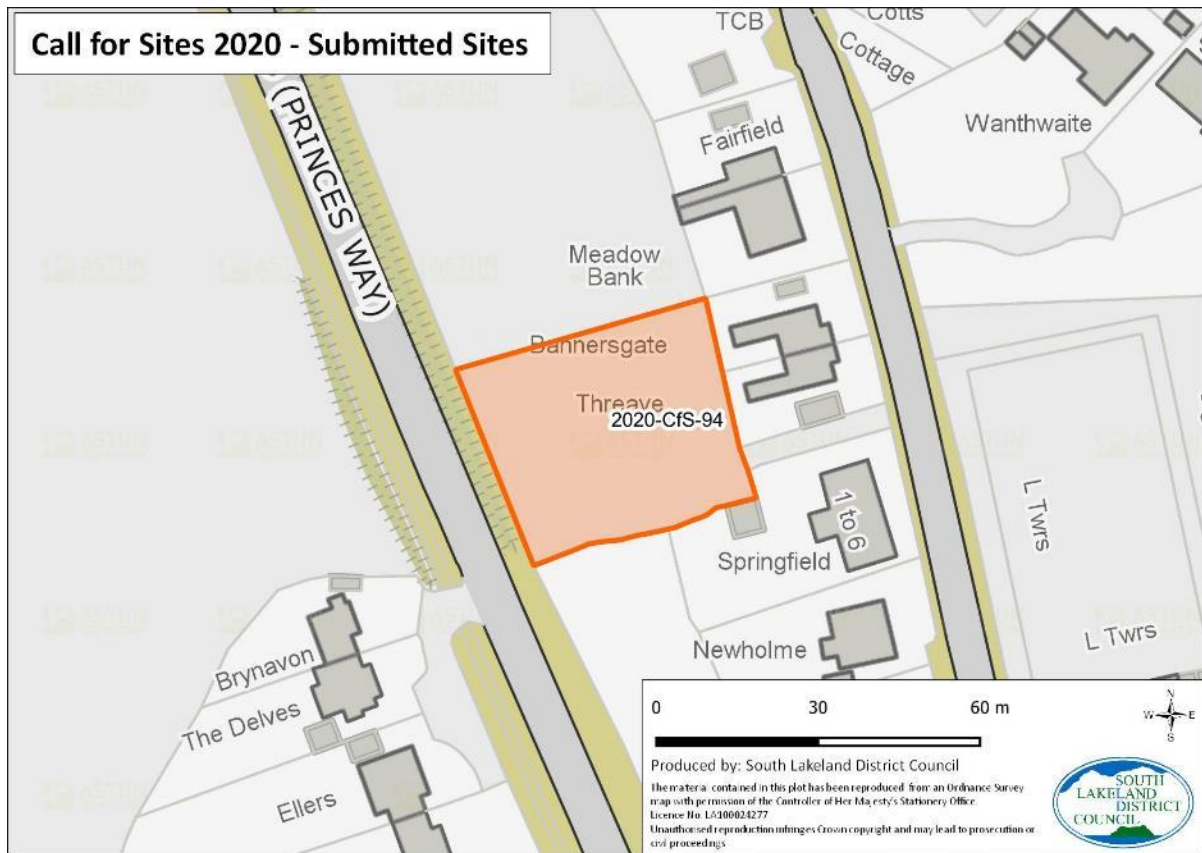


Figure 59: Land adjacent to Princess Way, Heversham (site 2)

Proposed Use

Question	Submitted Information
Proposed Use	Either residential or light industrial
Additional information on proposed development	The site could potentially accommodate a small infill development of 5 open market residential units

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No generally flat site
Known utilities or infrastructure on/under site that would present a constraint?	No

Access to the following?	
Mains Water	Yes
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Unsure
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes drystone wall boundaries and hedge against A6 roadside provides good screening
Flood Zone?	Flood Zone 1 no risk or past history of flooding
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The site is on the edge of the existing settlement of Heversham
Good access to services and facilities by sustainable travel?	A good range of facilities There are limited services available in Leasgill/Heversham but a full range of services in Milnthorpe which is a Key Service Centre readily accessible on foot or by public transport
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No

Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Any development will have to meet minimum requirements and it is anticipated that by providing further employment locally if light industrial use is established car travel could be reduced. There is also an opportunity for biodiversity net gain in any development as part of the landscaping proposals. The current use is that of a monoculture which could be diversified and significantly improved.
Social/ environmental/ economic benefits?	The site could potentially provide additional residential accommodation to meet in part the local housing need.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Up to 5 years
Site Progress?	No activity
Timescale for Development?	Within 5 years



Question	Submitted Information
Constraints affecting development?	No
Viability concerns?	Don't know not as far as we are aware
Capable of meeting existing Local Plan policy requirements?	Yes subject to viability assessments

Additional Comments

Question	Submitted Information
Additional comments?	



2.9 Holme

Town Head Farm, North Road, Holme

Site Information

Question	Submitted Information
Site Name	Town Head Farm, North Road
Settlement/Locality	Holme
Call for Sites Ref	2020-CfS-11
Site Area (ha)	32
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	30.00
Easting and Northing	352535 , 479395
Current Land Use and Character	Agricultural
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Existing Residential Development and Open Countryside
Relevant planning history on site	n/a

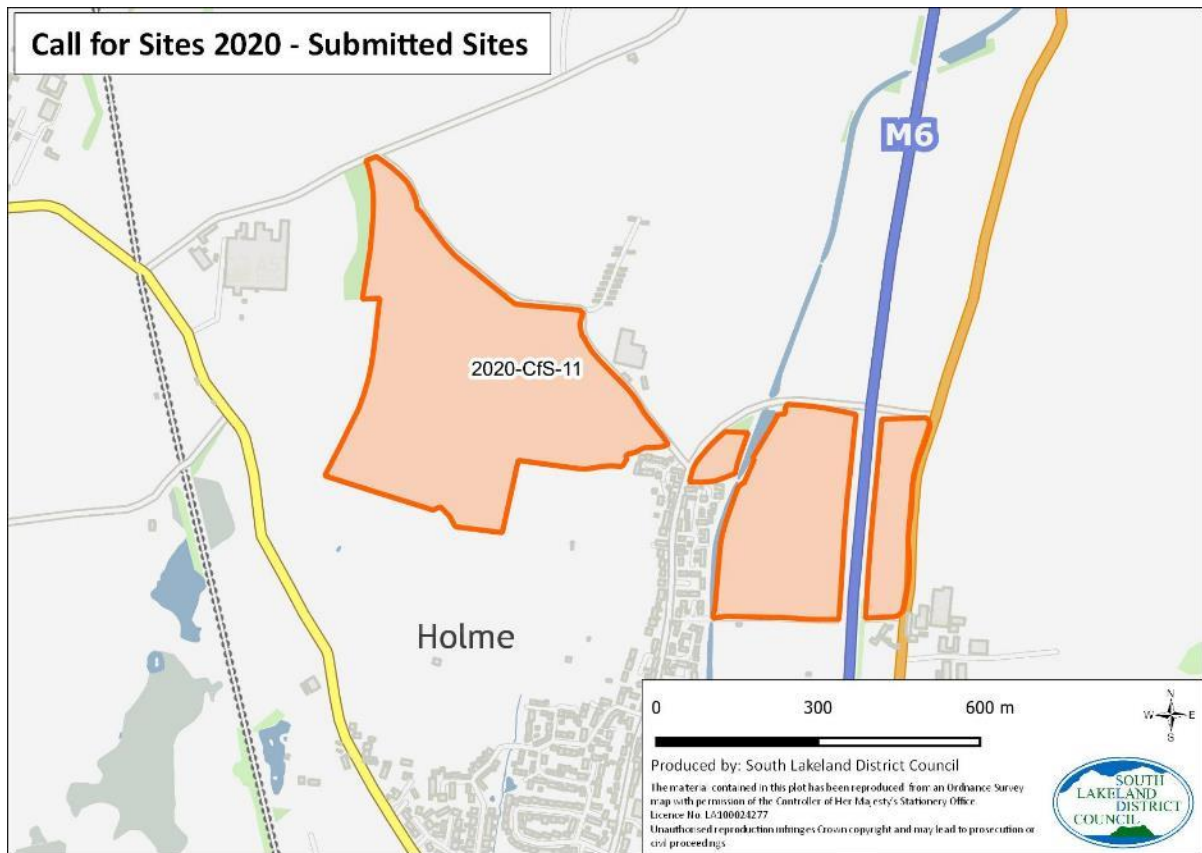


Figure 60: Land at Town Head Farm, North Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential Development
Additional information on proposed development	A mix of housing including a range of 2,3,4 and 5 bedroom mews, semi detached and detached properties.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	Yes
Access to the following?	

Mains Water	Could readily be provided
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Could readily be provided
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Don't know
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	Don't know
Nature and Geological Sites?	No
Potential for Protected Species?	Don't know
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Don't know
Public Rights of Way?	Yes Along Canal.
Currently used for sport or recreation?	No
Access rights over land?	Don't know
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No



Potential for land use conflicts?	Don't know
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Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	New technologies and materials could be used to increase the sustainability of the proposed development. The site is within close proximity of bus services in Holme which provide regular services across the North West, reducing reliance upon car travel. The development will incorporate open space and green infrastructure as appropriate which will increase the sustainability of the proposals.
Social/ environmental/ economic benefits?	The development would provide many benefits for South Lakeland and its communities. These include; social benefits through the provision of a range of dwellings suitable for local housing requirements, economic benefits by providing jobs for local people in the construction of the dwellings, and environmental benefits as the development would make a key contribution to enhancing the quality of the local environment.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	Unsure
Current use relocation	No
Tenancy Issues	No
Minerals Rights	Unsure
Other	No
Comments	
Available?	Up to 5 years
Site Progress?	Enquiries received



Question	Submitted Information
Timescale for Development?	6 - 10 years
Constraints affecting development?	No
Viability concerns?	Don't know
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	I support the allocation of this site for residential development as it would enable the extension of the settlement in a sustainable manner.



Land east of Milnthorpe Road, Holme

Site Information

Question	Submitted Information
Site Name	Land east of Milnthorpe Road
Settlement/Locality	Holme
Call for Sites Ref	2020-CfS-13
Site Area (ha)	3.32
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	3.32
Easting and Northing	352080 , 479180
Current Land Use and Character	The site currently comprises three undeveloped agricultural fields which are separated by hedges and a small stream.
Known previous uses on the site	Undeveloped agricultural land
Character and land uses of surrounding area	The subject site is an irregular shaped parcel of land located to the east of Milnthorpe Road and comprises of three undeveloped agricultural fields, the land adjoins the urban edge of the village of Holme and makes a natural extension to the developed boundary of the village.
Relevant planning history on site	Undeveloped agricultural land, however technical reports on the development potential of the land are well advanced.

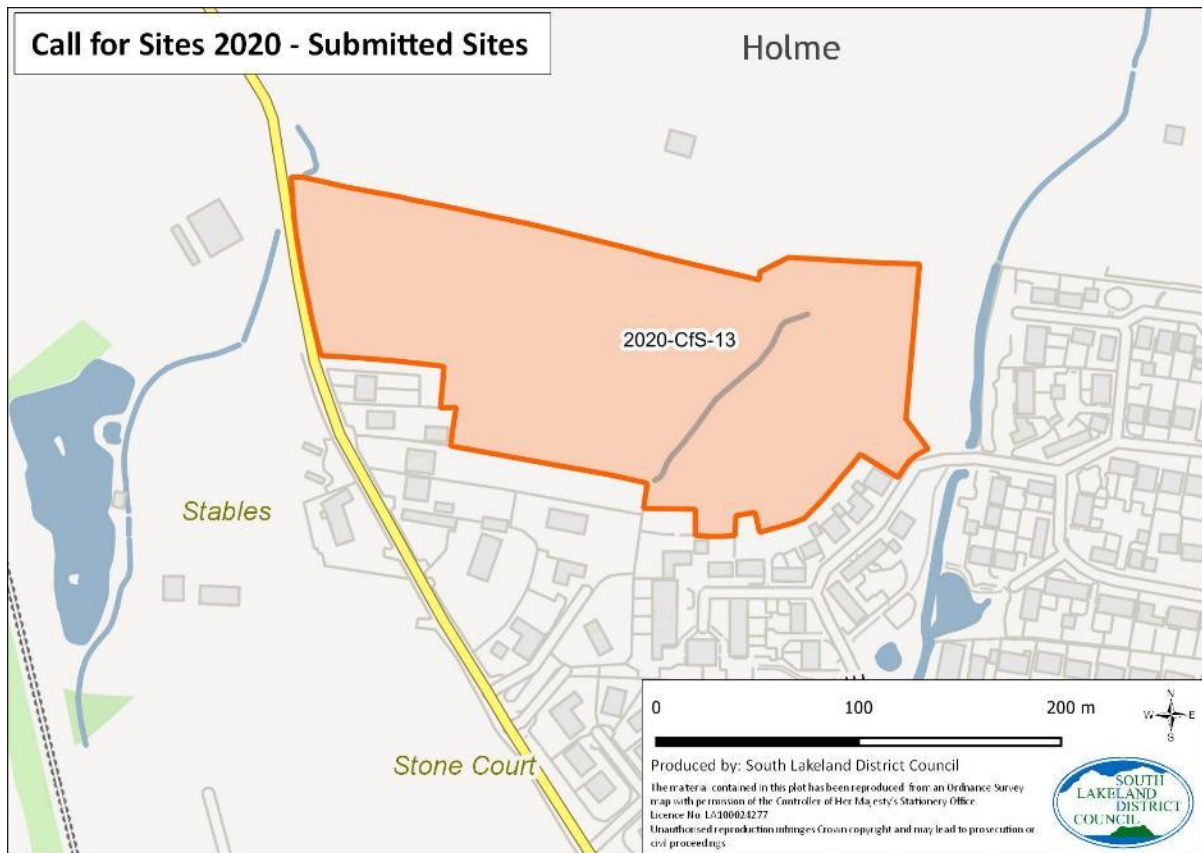


Figure 61: Land east of Milnthorpe Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential development
Additional information on proposed development	Develop the site for residential use comprising the construction of approx 59 residential properties

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Safe access can be achieved which will be detailed on the Pre-App which is due to be submitted shortly.
Steeply Sloping?	Yes The site is gently undulating and has small areas of relatively steep land, there is also a more gradual slope towards the eastern end of the site. The design

	of the site is currently being reviewed and there will be an element of cut and fill required, more information will be provided in the Pre-App.
Known utilities or infrastructure on/under site that would present a constraint?	Yes Overhead electricity power-lines traverse the centre of the site in a north to south orientation, in addition an existing gravity sewer crosses through the south/western part of the site.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes The site is an irregular shape that forms a natural extension to the village and comprises of three undeveloped agricultural fields which are separated by hedgerows and a small stream.
Flood Zone?	Flood Zone 1 The site is unaffected by flooding from rivers
Surface Water Flood Risk?	Yes The area along the field boundary between the most easterly field and the fields allocated to the west, along with a small area on the south eastern part of the site is subject to various degrees of surface water flooding and perform a natural flood risk management function. The small stream in the north west corner of the allocated site is shown as low surface water flood risk. All these factors will be taken into account in the design for the site.
Risk of Pollution, Contamination or Hazards?	No No form of pollution, contamination or hazards have been identified at this stage as the site is previously undeveloped agricultural land
Nature and Geological Sites?	No



Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The site sits to the northern edge of the village of Holme and forms a natural extension and is within the development boundary in the current local plan.
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	Yes There is a public right of way that runs adjacent to the northern boundary of the site.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No Part of the design of the scheme will provide an opportunity to work with the landscape setting of the site and enhance the existing transition from the urban edge into the open countryside. Existing residential properties directly border parts of the western and all of the southern part of the site and to the eastern side housing on Twinter bank overlooks the site. These factors will be taken into account in the design of the scheme to be submitted as part of the Pre-App.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is well located in relation to local services, which will reduce the need to travel by car. Also, new dwellings erected on the site could be built to

Question	Submitted Information
	high standards in terms of sustainability and energy efficiency.
Social/ environmental/ economic benefits?	Delivering additional housing to meet the needs of local communities.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Owner/part owner of a portion of the site
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	Yes Yes Yes No No No No No
Comments	The site is subject to split ownership however all landowners are in agreement for the submission of a Pre-App to bring the site forward, in addition there are ransom strips to be concluded once the scheme has been finalised. There will also be an opportunity to improve walking and cycling routes and connections through the area which will form part of the design.
Available?	Immediately
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	Don't know
Viability concerns?	Don't know Unknown at this stage
Capable of meeting existing Local Plan policy requirements?	Don't know Unknown at this stage however the scheme will deliver additional housing to meet the needs of local communities.



Additional Comments

Question	Submitted Information
Additional comments?	Site ownership plan to be forwarded under separate cover



Land to the west of Lancaster canal, Holme

Site Information

Question	Submitted Information
Site Name	Land to the west of Lancaster Canal
Settlement/Locality	Holme
Call for Sites Ref	2020-CfS-22
Site Area (ha)	2
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.00
Easting and Northing	352594 , 478534
Current Land Use and Character	Agricultural
Known previous uses on the site	
Character and land uses of surrounding area	Flat pasture running alongside the Lancaster canal The land is surrounded by housing and i am sure be classed as an infill site.
Relevant planning history on site	

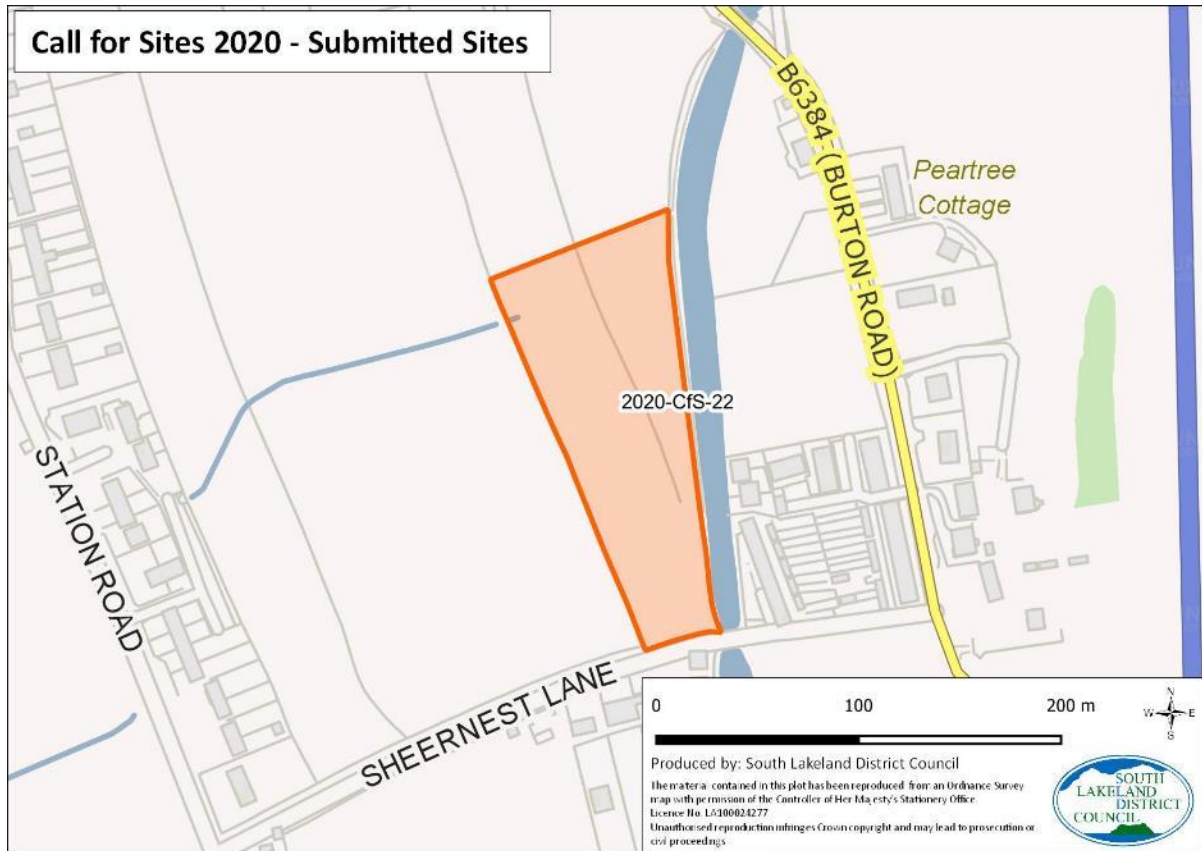


Figure 62: Land to the west of Lancaster canal

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	Housing in keeping with local framework infrastructure and government density etc.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	

Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes Hedges
Flood Zone?	Don't know
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	Yes Lancaster canal adjacent to the land
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No



Potential for land use conflicts?	No
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Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Above the minimum required by building regs
Social/ environmental/ economic benefits?	It will bring people of all ages to the village to support the local shops and infrastructure. This will help keep the local services and amenities viable. It will also help to top up the local workforce.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	Unsure
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes



Land to the west of Lancaster Canal to the south of Canal Close, Holme Site Information

Question	Submitted Information
Site Name	Land to the west of Lancaster Canal
Settlement/Locality	Holme
Call for Sites Ref	2020-CfS-23
Site Area (ha)	2
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.00
Easting and Northing	352565 , 478672
Current Land Use and Character	Agricultural, but moving on to the planning stage for housing
Known previous uses on the site	
Character and land uses of surrounding area	see local plan 2010
Relevant planning history on site	

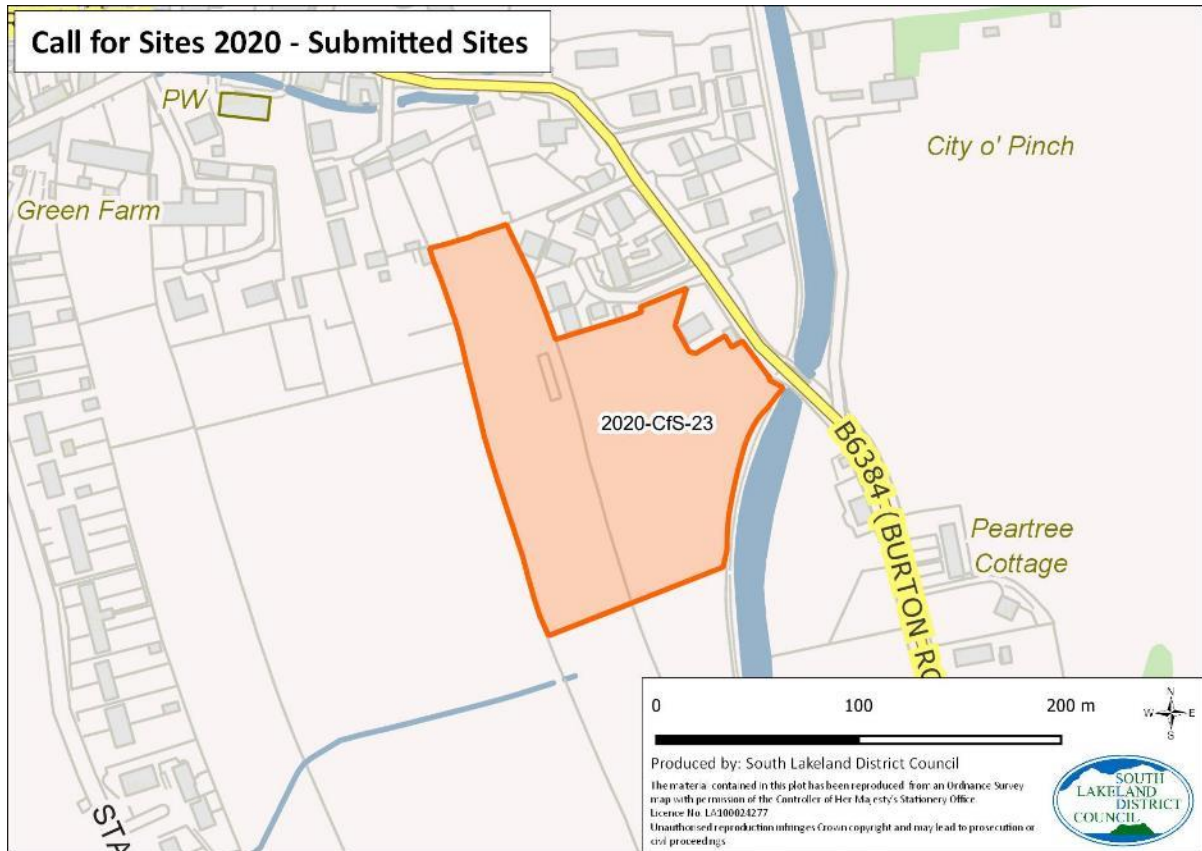


Figure 63: Land to the west of Lancaster Canal south of Canal Close

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	As in the local plan that has already been adopted

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	

Mains Water	Could readily be provided
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Could readily be provided
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	No
Flood Zone?	Don't know
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	Yes Canal towpath outside its east border
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No



Potential for land use conflicts?	No
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Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	above the minimum required by building control
Social/ environmental/ economic benefits?	Please see adopted local plan

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	Unsure
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes



Land known as Canal Meadow off Old Burton Road, Holme

Site Information

Question	Submitted Information
Site Name	Land known as Canal Meadow off Old Burton Road
Settlement/Locality	Holme
Call for Sites Ref	2020-CfS-24
Site Area (ha)	2.2
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.20
Easting and Northing	352722 , 478228
Current Land Use and Character	AGRICULTURAL
Known previous uses on the site	
Character and land uses of surrounding area	Lancaster canal borders the west side, the old road (turnpike lane borders the east, a bridleway borders the south, one small field borders the north. The field is approx. 100 m outside the current plan but would lend itself for development.
Relevant planning history on site	

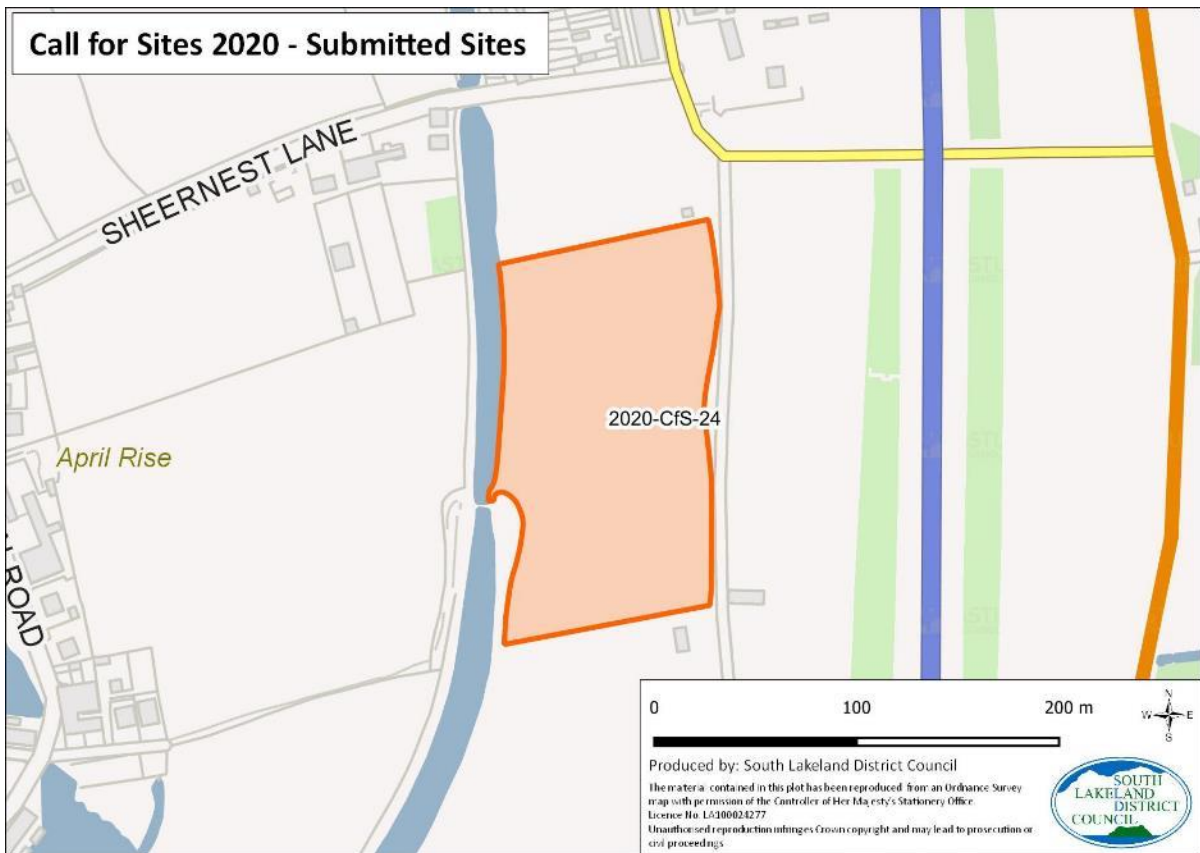


Figure 64: Land known as Canal Meadow off Old Burton Road

Proposed Use

Question	Submitted Information
Proposed Use	housing or employment
Additional information on proposed development	housing would be in keeping with government density guidelines Employment with negotiation with SLDC

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Very good access off the old main road that is now a dead end with no through traffic.
Steeply Sloping?	No Not steeply sloping but does have a slight slope .
Known utilities or infrastructure on/under	No

site that would present a constraint?	
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes Hedges and drystone walls bordering the site.
Flood Zone?	Don't know
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities Bus links every hour in both south and north directions Open spaces Canal towpath to centre of Holme and both north and south bound for cycle or foot travel Local pubs shops in the village. Vehicles exit it excellent as they don't need to travel through village to travel in any direction Good access for motorway or delivery vehicles
Protected trees?	No
Public Rights of Way?	Yes

	Bridleway and canal footpath
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Sustainable construction methods above the minimum required by building regulations. Good cycle paths attached to the site via the canal towpath.
Social/ environmental/ economic benefits?	It will bring people of all ages to support the local amenities such as shops, pub, and school. The site is well screened so visual impact is minimal to the environment. Good footpaths and cycle routes so the carbon footprint will be reduced

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	Unsure
Other	No



Question	Submitted Information
Comments	As described, the links via, road, canal towpath and other footpaths/bridal ways make it extremely good for cycling and walking links to the village and both north and south at greater distance
Available?	Immediately
Site Progress?	Site is owned by a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	Don't know
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	



Railway Yard, Moss Lane, Holme

Site Information

Question	Submitted Information
Site Name	Railway Yard, Moss Lane
Settlement/Locality	Holme
Call for Sites Ref	2020-CfS-37
Site Area (ha)	0.3
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	0.30
Easting and Northing	351913 , 478645
Current Land Use and Character	Unused/vacant employment Land.
Known previous uses on the site	Employment/ retail
Character and land uses of surrounding area	Residential and agricultural.
Relevant planning history on site	No: SL/2018/0134- No: SL/2017/0255- No: SL/2008/0125 No: SL/2005/0415 No: SL/2005/1049 No: SL/2003/1961 No: 5000279



Figure 65: Land at Railway Yard, Moss Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential Development
Additional information on proposed development	Residential Development of up to 9 dwellings including (35% affordable housing contribution)

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes The site is an existing commercial site so residential use would be an improvement from the existing use.
Steeply Sloping?	No
Known utilities or infrastructure on/under	No

site that would present a constraint?	
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Unsure
Existing Landscape Features?	No
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No Please see contamination Report
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	Within an existing settlement Please see supporting Statement
Good access to services and facilities by sustainable travel?	A good range of facilities Please see supporting Statement
Protected trees?	No Please see tree report
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No



Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Please see supporting Statement
Social/ environmental/ economic benefits?	Please see supporting statement

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes



Additional Comments

Question	Submitted Information
Additional comments?	Please see supporting statement and technical documents.



Land east of Station Road and north of Sheernest Lane, Holme

Site Information

Question	Submitted Information
Site Name	Land east of Station Road and north of Sheernest Lane
Settlement/Locality	Holme
Call for Sites Ref	2020-CfS-102
Site Area (ha)	6.4
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	3.20
Easting and Northing	352439 , 478520
Current Land Use and Character	Agriculture
Known previous uses on the site	
Character and land uses of surrounding area	<p>The land lies immediately south of the centre of Holme village behind properties on Station Road, Duke Street, Pinders Lane and Burton Road.</p> <p>The northern part of the site is therefore enclosed by, and directly adjoins, the development boundary for Holme on three sides. This is defined by built development to the north and west sides, and by the housing site allocation LA1.3 West of Burton Road in the adopted Land Allocations DPD, to the east. This is a 2.63 ha greenfield allocation with capacity to yield up to 60 dwellings served by a proposed access from Burton Road.</p>
Relevant planning history on site	None

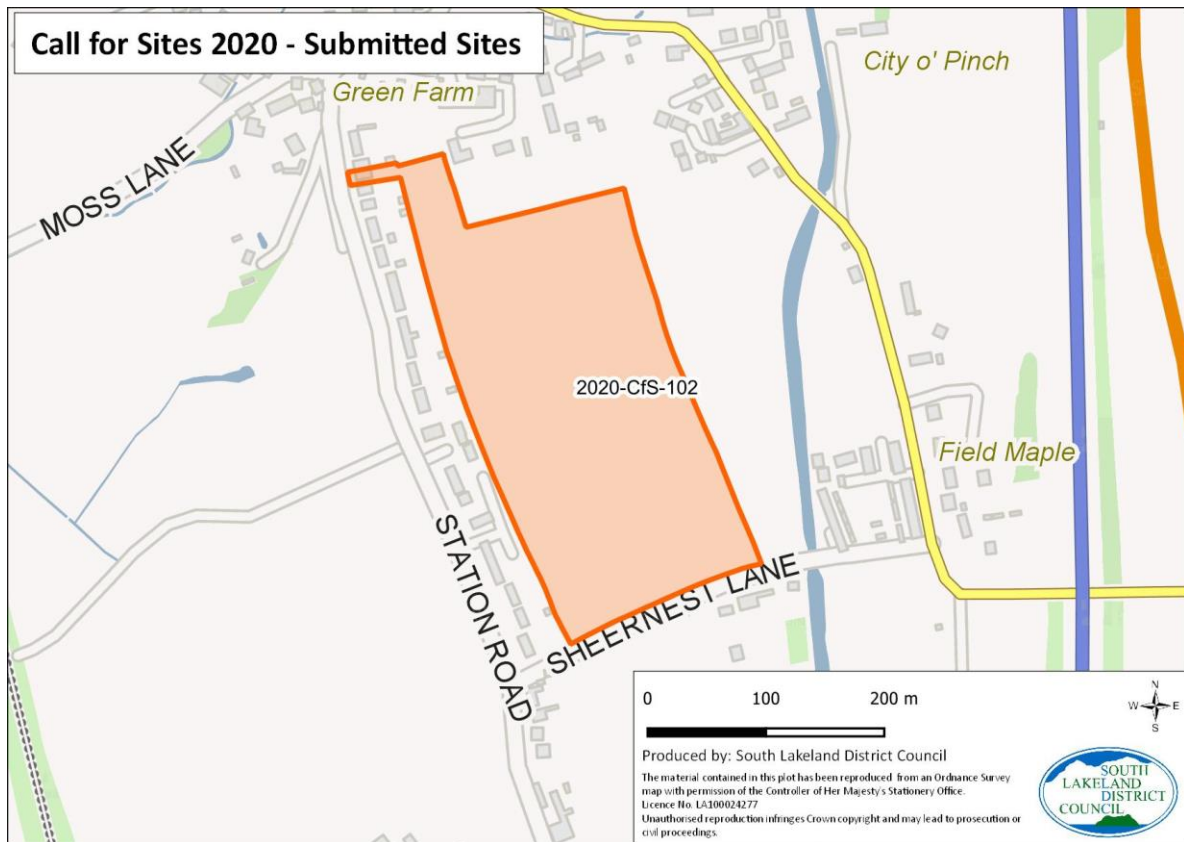


Figure 66: Land east of Station Road and north of Sheernest Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	The site offers potential for a range and mix of market housing, affordable / village needs housing and specialist retirement bungalows and extra care housing for retired and older people, together with scope for community use/s to serve the village and outdoor sport and recreation facilities.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access could be provided from Burton Road (with or without development of housing site allocation LA1.3), or from the site frontage onto Sheernest Lane

	<p>from the south or via Station Road subject to acquiring property to form an opening.</p> <p>May 2022 update: owner has acquired Malvern property on Station Road.</p>
Steeply Sloping?	<p>No</p> <p>The land is gently sloping from east to west and free from constraints.</p>
Known utilities or infrastructure on/under site that would present a constraint?	<p>No</p> <p>Full utilities / infrastructure searches will be carried out and supplied to the Council</p>
Access to the following?	
Mains Water	Yes
Mains Sewerage	Could readily be provided
Electrical Supply	Yes
Gas Supply	Unsure
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	<p>No</p> <p>The site comprises large open fields separated by hedgerows with boundary trees on the western side. There are no other landscape features</p>
Flood Zone?	<p>Flood Zone 1</p> <p>The site is not at risk of flooding and development would not increase the risk of flooding elsewhere</p>
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	<p>No</p> <p>The site is free from these types of constraints and disturbance and is suitable for residential development.</p>
Nature and Geological Sites?	<p>Yes</p> <p>The site lies within the Impact Risk Zones of Farleton Knott SSSI to the east and Hale Moss SSSI to the west. The site will be designed and appropriate assessment carried out to ensure there is no unacceptable harm to the designated sites.</p>

Potential for Protected Species?	No The site is improved grazing land and does not contain suitable habitats for any protected species
Well related to existing settlement?	On the edge of an existing settlement The site is very well related to Holme village and immediately adjoins the development boundary on three sides, including the extant housing site allocation LA1.3 West of Burton Road for development of up to 60 dwellings.
Good access to services and facilities by sustainable travel?	A limited range of facilities Holme is one of 17 no. Local Service Centres (Tier 3 settlement) in the adopted Core Strategy spatial development strategy and settlement hierarchy in Policy CS1.2. These are defined as providing a limited range of services to the local community including retail, a primary school and public transport links.
Protected trees?	No It is not understood that any of the trees within and around the perimeter of the site are protected by a TPO
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No There is no conservation area in Holme
Listed buildings on/near site?	Yes There are two Grade II listed buildings within the cluster of village houses to the north of the site and two canal bridges to the east. Their setting will not be adversely affected by development.
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No New housing development can be accommodated on the site with regard to the proximity and positioning of existing houses within the part of the village surrounding the site.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	This will be considered in further detail following this initial submission.
Social/ environmental/ economic benefits?	The site is ideally suited to help accommodate South Lakeland's assessed local housing needs for the forthcoming plan period and can provide a range and mix of types, sizes and tenures for market housing, affordable and low cost housing, local needs housing and specialist accommodation including retirement housing, bungalows and extra care accommodation to meet the needs of older people, all of which can be designed to comply with optional standards Building Regulation Part M4(2) Accessible and Adaptable Homes.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	No No No No No No No No
Comments	
Available?	Up to 5 years There is no constraint on availability other than lead-in times for the provision of suitable access and infrastructure requirements
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years



Question	Submitted Information
Constraints affecting development?	Yes
Viability concerns?	No The site should not be affected by any abnormal costs which impact financial viability such that policy requirements and obligations could not be met, and taking CIL charges into account
Capable of meeting existing Local Plan policy requirements?	Yes The site should not be affected by any abnormal costs which impact financial viability such that policy requirements and obligations could not be met, and taking CIL charges into account

Additional Comments

Question	Submitted Information
Additional comments?	A further statement will be provided under separate cover.



2.10 Levens

Land east of Greengate, Levens

Site Information

Question	Submitted Information
Site Name	Land east of Greengate
Settlement/Locality	Levens
Call for Sites Ref	2020-CfS-47
Site Area (ha)	2.4
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.40
Easting and Northing	349115 , 486018
Current Land Use and Character	Agricultural (pastoral)
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Residential to the north and west. Agricultural to the south and east.
Relevant planning history on site	None



Figure 67: Land east of Greengate

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	Approximately 40 dwellings but mix of house types will determine density. Tenure - a mix of open market and affordable housing.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access from Greengate Crescent. See Transport Statement Report (MHC/2008!TS) which includes a plan marking the access.
Steeply Sloping?	No Eastern field has a steeper slope.

Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes Fence/hedging on western and eastern boundaries and dry stone wall on southern boundary. See Preliminary Ecological Appraisal (ref. 6228) which refers to the hedgerows and the Tree Report which comments on all trees and hedgerows. Trees and hedgerows are on the field boundaries and are not a constraint to development.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No See Due Diligence Drainage Report (K37153/01/DD/RH)
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No See Preliminary Ecological Appraisal (ref. 6228). There are no designated or locally important nature or geological sites within or adjacent to the boundary.
Potential for Protected Species?	Yes See Preliminary Ecological Appraisal (Ref 6228). Bats, badgers, nesting birds, brown hare and amphibians are known to occur within 2km of the site but there is no evidence of any specifically protected species occurring on the site.

	The Appraisal discusses the opportunity for ecological enhancements including hedgerow planting, species rich woodland, the creation of a habitat for amphibians and new bat roosting provision incorporated into buildings.
Well related to existing settlement?	On the edge of an existing settlement Abuts built up area on two sides.
Good access to services and facilities by sustainable travel?	A good range of facilities See Transport Statement Report (MHC/2008/TS) Primary school - 420m from centre of site. Convenience store and Church within 500m. Public house - within 930m of site
Protected trees?	No See Tree Report
Public Rights of Way?	Yes There is no public right of way through the site or on the site boundaries. The nearest public footpath is to the south west which runs from Levens Lane to the A6.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No The layout would need to ensure appropriate distances between the new dwellings and existing dwellings to protect residential amenity.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is put forward as a logical extension to the settlement and at this early stage we

Question	Submitted Information
	ask SLDC to consider the merits of the site as a future housing allocation. Any planning application will necessarily need to comply with SLDC development plan policies in relation to renewable energy, sustainable construction methods, biodiversity net gain, recycling, electric vehicle charging points, provision for home working etc.
Social/ environmental/ economic benefits?	All housing schemes, in sustainable locations, provide social and economic benefits. The site is located on the edge of a village with facilities that new residents will benefit from and in turn support their viability to the benefit of existing residents. A residential development of the site would not have an adverse impact in environmental terms and can provide for biodiversity net gain. See attached Planning Statement.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No



Question	Submitted Information
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	<p>The following reports have been prepared:-</p> <ul style="list-style-type: none">• Landscape and Visual Assessment;• Preliminary Ecological Appraisal;• Tree Report;• Due Diligence Drainage Report;• Transport Statement; and• Planning Statement <p>Submission also has title documentation and Location Plan</p>



Land at Levens, Site 1, Levens

Site Information

Question	Submitted Information
Site Name	Land at Levens, Site 1
Settlement/Locality	Levens
Call for Sites Ref	2020-CfS-95
Site Area (ha)	0.56
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.56
Easting and Northing	348898 , 485817
Current Land Use and Character	Agricultural - permanent grass pasture
Known previous uses on the site	None of which we are aware
Character and land uses of surrounding area	The site is currently grassland of open aspect. It is next to the Levens recreation ground and on the opposite side of the road from residential properties
Relevant planning history on site	Not applicable - green field site



Figure 68: Land at Levens, Site 1

Proposed Use

Question	Submitted Information
Proposed Use	Either residential or light industrial
Additional information on proposed development	The site could potentially accommodate a small development of say 15 houses with a mixture open market and affordable residential units

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No generally flat site
Known utilities or infrastructure on/under site that would present a constraint?	No

Access to the following?	
Mains Water	Yes
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Unsure
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes drystone wall boundary to the roadside and hedge against the recreation ground
Flood Zone?	Flood Zone 1 no risk or past history of flooding
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The site is on the edge of the existing settlement of Levens
Good access to services and facilities by sustainable travel?	A good range of facilities The location is considered to be sustainable as Levens village has a range of services including a primary school, church, public house, village institute, recreation and play ground, village shop as well as a part time post office. Levens is due to receive B4RN hyperfast broadband in the near future. Levens is on the bus route with good access to the nearby key service centres and is also on several cycle routes.
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No



Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Any development will have to meet minimum requirements in terms of renewable energy, rainwater harvesting etc. There is also an opportunity for biodiversity net gain in any development as part of the landscaping proposals. The current use is that of a monoculture which could be diversified and significantly improved
Social/ environmental/ economic benefits?	Any housing development at this scale would trigger the requirement for affordable housing which would benefit the local community in an area of higher than average house prices and low availability.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	



Question	Submitted Information
Available?	Up to 5 years
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	Don't know
Viability concerns?	Don't know not as far as we are aware
Capable of meeting existing Local Plan policy requirements?	Yes subject to viability assessments

Additional Comments

Question	Submitted Information
Additional comments?	



Land at Levens, site 2, Levens

Site Information

Question	Submitted Information
Site Name	Land at Levens, site 2
Settlement/Locality	Levens
Call for Sites Ref	2020-CfS-96
Site Area (ha)	0.65
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.65
Easting and Northing	348477 , 485551
Current Land Use and Character	Agricultural - permanent grass pasture
Known previous uses on the site	None of which we are aware
Character and land uses of surrounding area	The site is currently grassland of open aspect. It is adjacent to residential properties on Church Road, Levens
Relevant planning history on site	Not applicable - green field site

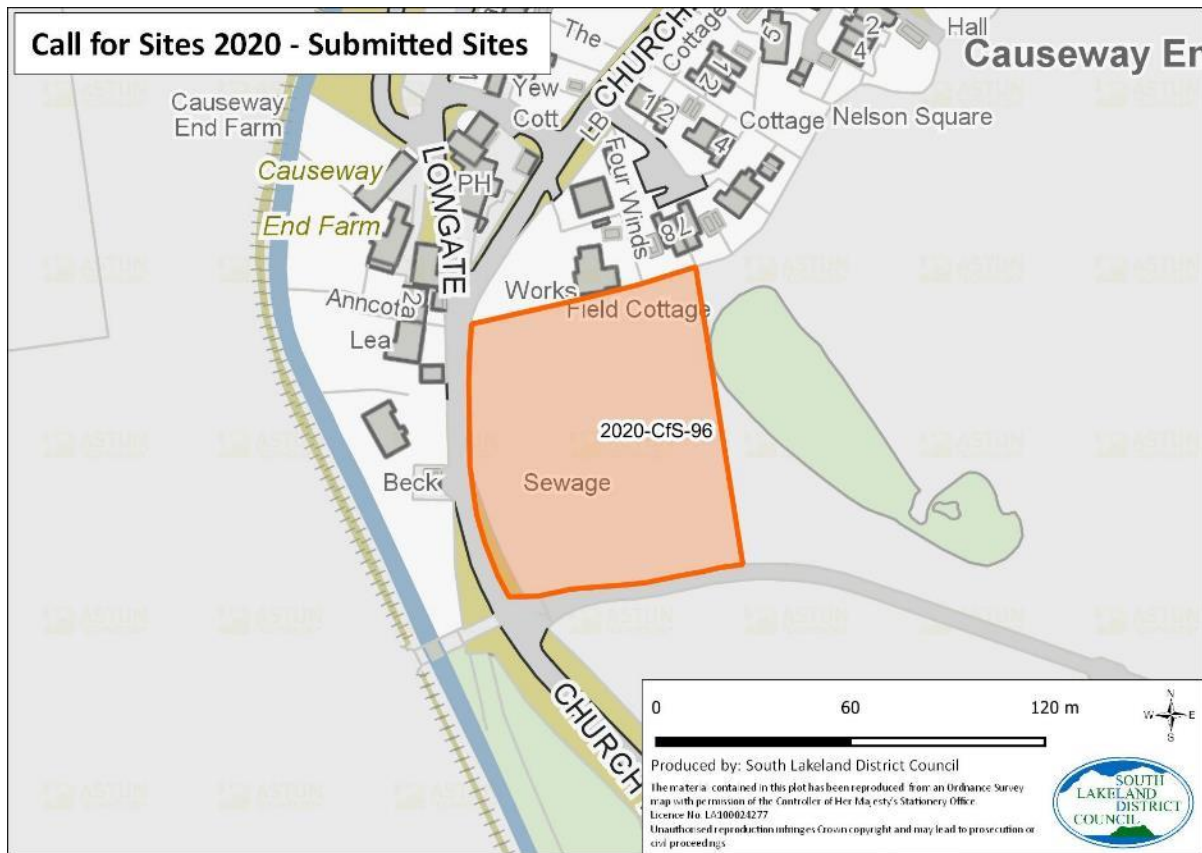


Figure 69: Land at Levens, site 2

Proposed Use

Question	Submitted Information
Proposed Use	Either residential or light industrial
Additional information on proposed development	The site could potentially accommodate a small development of say 15 houses with a mixture open market and affordable residential units

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No gently sloping site with a westerly aspect
Known utilities or infrastructure on/under site that would present a constraint?	Yes

	There are overhead pylons in the corners of the field which would need to be considered as part of any development plan.
Access to the following?	
Mains Water	Yes
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Unsure
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes Dry-stone wall boundary to the roadside and boundary with residential property on Church Street, Levens. There are a small number of mature trees within the site which might be retained as part of any public open space requirement.
Flood Zone?	Flood Zone 1 no risk or past history of flooding
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The site is on the edge of the existing settlement of Levens
Good access to services and facilities by sustainable travel?	A good range of facilities The location is considered to be sustainable as Levens village has a range of services including a primary school, church, public house, village institute, recreation and play ground, village shop as well as a part time post office. Levens is due to receive B4RN hyperfast broadband in the near future. Levens is on

	the bus route with good access to the nearby key service centres and is also on several cycle routes.
Protected trees?	Yes
Public Rights of Way?	No There is a public footpath to the north of the site which could be linked to for connectivity to Levens Village.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Any development will have to meet minimum requirements in terms of renewable energy, rainwater harvesting etc. There is also an opportunity for biodiversity net gain in any development as part of the landscaping proposals. The current use is that of a monoculture which could be diversified and significantly improved.
Social/ environmental/ economic benefits?	Any housing development at this scale would trigger the requirement for affordable housing which would benefit the local community in an area of higher than average house prices and low availability.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership	No



Question	Submitted Information
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Up to 5 years
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Don't know not as far as we are aware
Capable of meeting existing Local Plan policy requirements?	Yes subject to viability assessments

Additional Comments

Question	Submitted Information
Additional comments?	



Brigsteer Road, Levens, Levens

Site Information

Question	Submitted Information
Site Name	Brigsteer Road, Levens
Settlement/Locality	Levens
Call for Sites Ref	2020-CfS-104
Site Area (ha)	3.22
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	3.22
Easting and Northing	348774 , 486381
Current Land Use and Character	Agriculture
Known previous uses on the site	Agriculture
Character and land uses of surrounding area	Residential
Relevant planning history on site	

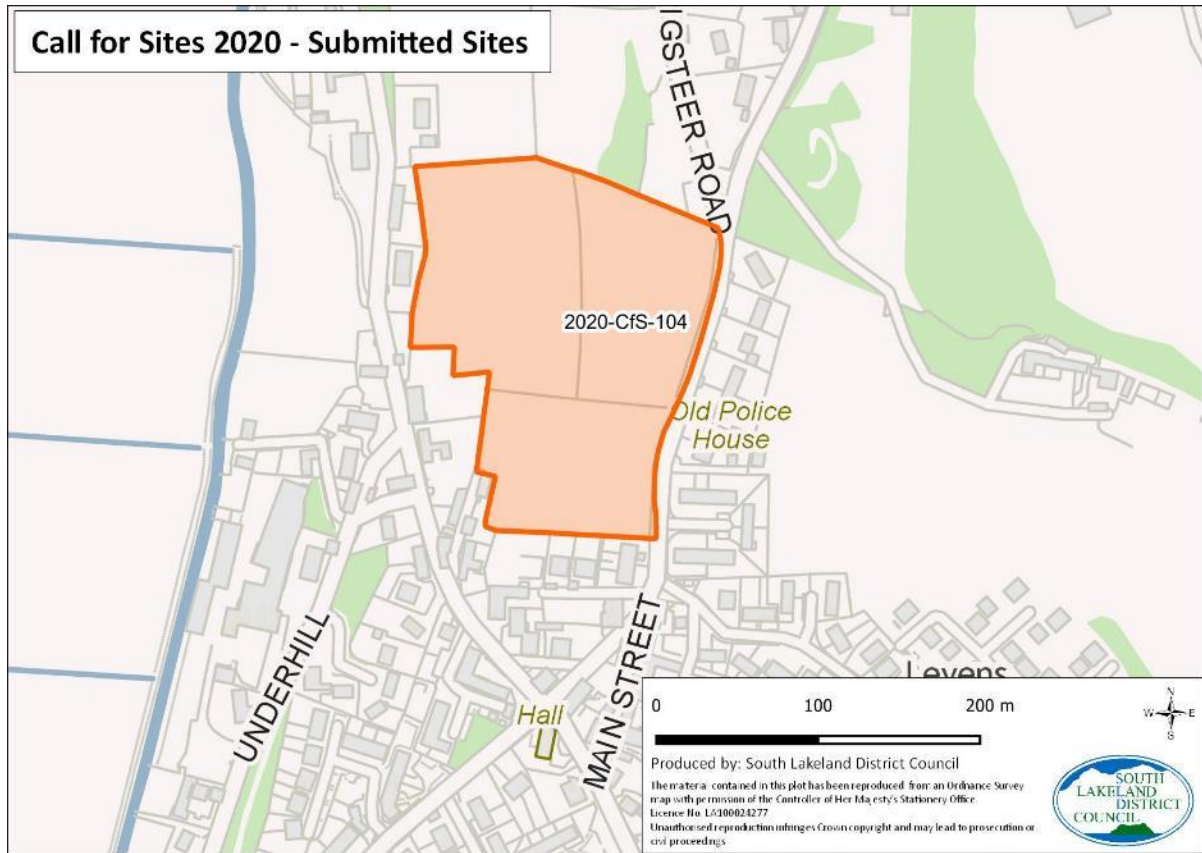


Figure 70: Land west of Brigsteer Road, Levens

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	40 dwellings of mixed tenure with affordable dwellings included

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Proposed access point indicated
Steeply Sloping?	Yes A scheme will be designed which will accommodate the levels
Known utilities or infrastructure on/under	No

site that would present a constraint?	
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes All existing features will be accommodated in the scheme design.
Flood Zone?	Flood Zone 1 Flood map attached
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	Within an existing settlement The site is within the existing settlement of Levens
Good access to services and facilities by sustainable travel?	A good range of facilities Shop/ primary school/ church/ public house in Levens. Kendal - 11 mins by car Railway Station (Oxenholme) - 13 mins by car
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No

Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The scheme will respond to the climate emergency by incorporating renewable energy technology and sustainable construction methods. It will support sustainable travel by employing local tradesmen where possible. It will incorporate green infrastructure.
Social/ environmental/ economic benefits?	The development will attract working families thus creating jobs and additional spending. It will increase the LA's revenue and contribute towards education, community facilities and public transport. It will provide areas of public open space and affordable housing.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately



Question	Submitted Information
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes The site will comply with the affordable housing requirements

Additional Comments

Question	Submitted Information
Additional comments?	Title deeds Location Plan Flood Zone map



Brigsteer Road, Levens, Levens

Site Information

Question	Submitted Information
Site Name	Brigsteer Road, Levens
Settlement/Locality	Levens
Call for Sites Ref	2020-CfS-105
Site Area (ha)	1.11
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.11
Easting and Northing	348774 , 486381
Current Land Use and Character	Agriculture
Known previous uses on the site	Agriculture
Character and land uses of surrounding area	Residential
Relevant planning history on site	

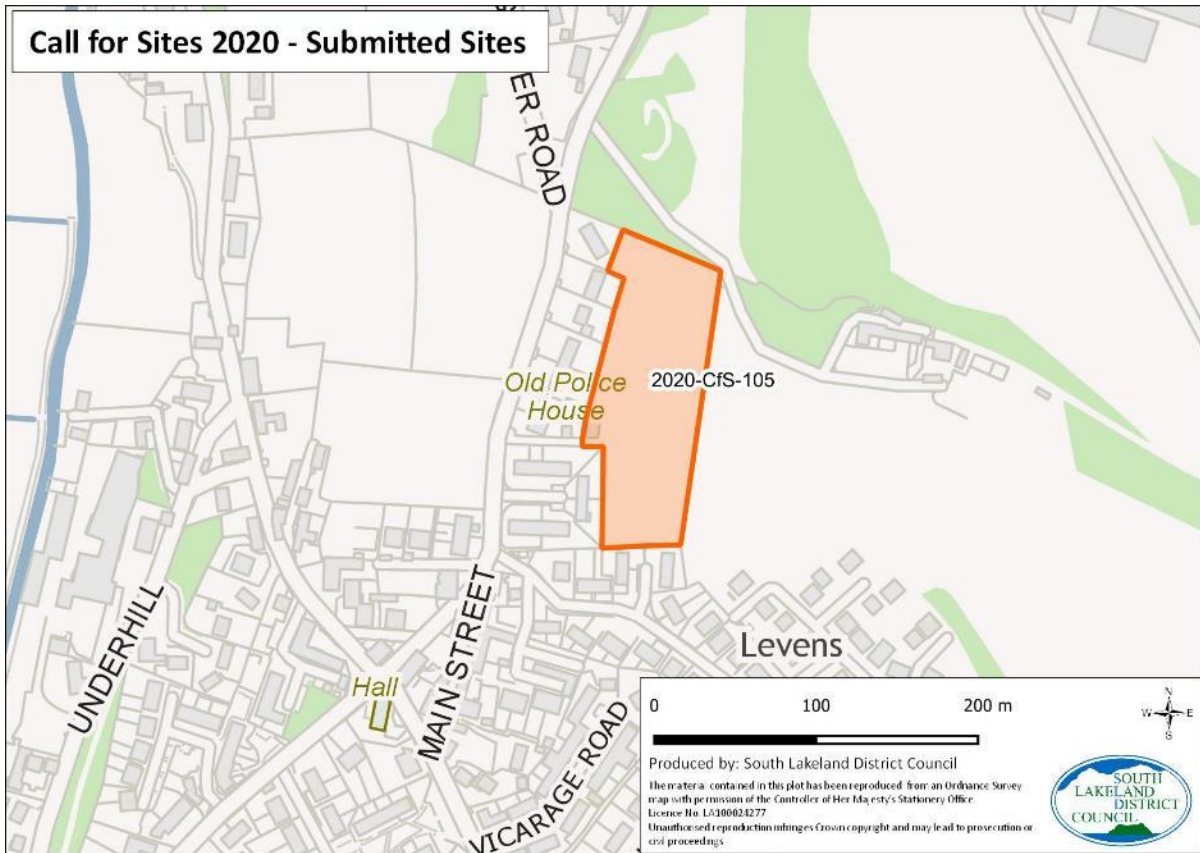


Figure 71: Land east of Brigsteer Road, Levens

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	8 no. dwellings of various tenures

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes suggested access point indicated
Steeply Sloping?	Yes The proposed scheme will be designed to accommodate the levels.
Known utilities or infrastructure on/under	No

site that would present a constraint?	
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes All existing features will be accommodated in the design.
Flood Zone?	Flood Zone 1 Flood map attached
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	Within an existing settlement Within the existing settlement of Levens
Good access to services and facilities by sustainable travel?	A good range of facilities Shop/ primary school/ church/ public house in Levens. 11 minutes by car to Kendal 13 minutes by car to Oxenholme railway station
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No



Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The proposed development will respond to the climate emergency by incorporating renewable energy technology and sustainable construction methods. It will support sustainable travel by employing local tradesmen whenever possible. It will incorporate green infrastructure.
Social/ environmental/ economic benefits?	The proposed development will attract working families thus creating jobs and increased spending. IT will increase the LA's revenue and contribute towards education, community facilities and public transport. It will provide areas of public open space.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Site is under option to a developer



Question	Submitted Information
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	Title deeds Location Plan Flood zone map

2.11 Natland

Fields to the north east of Oxenholme Lane, Natland

Site Information

Question	Submitted Information
Site Name	Fields to the north east of Oxenholme Lane
Settlement/Locality	Natland
Call for Sites Ref	2020-CfS-9
Site Area (ha)	9.85
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	5.73
Easting and Northing	35259 , 489455
Current Land Use and Character	Agriculture, pasture and meadow.
Known previous uses on the site	Agriculture, pasture and meadow.
Character and land uses of surrounding area	Agricultural, Residential and Railway.
Relevant planning history on site	None

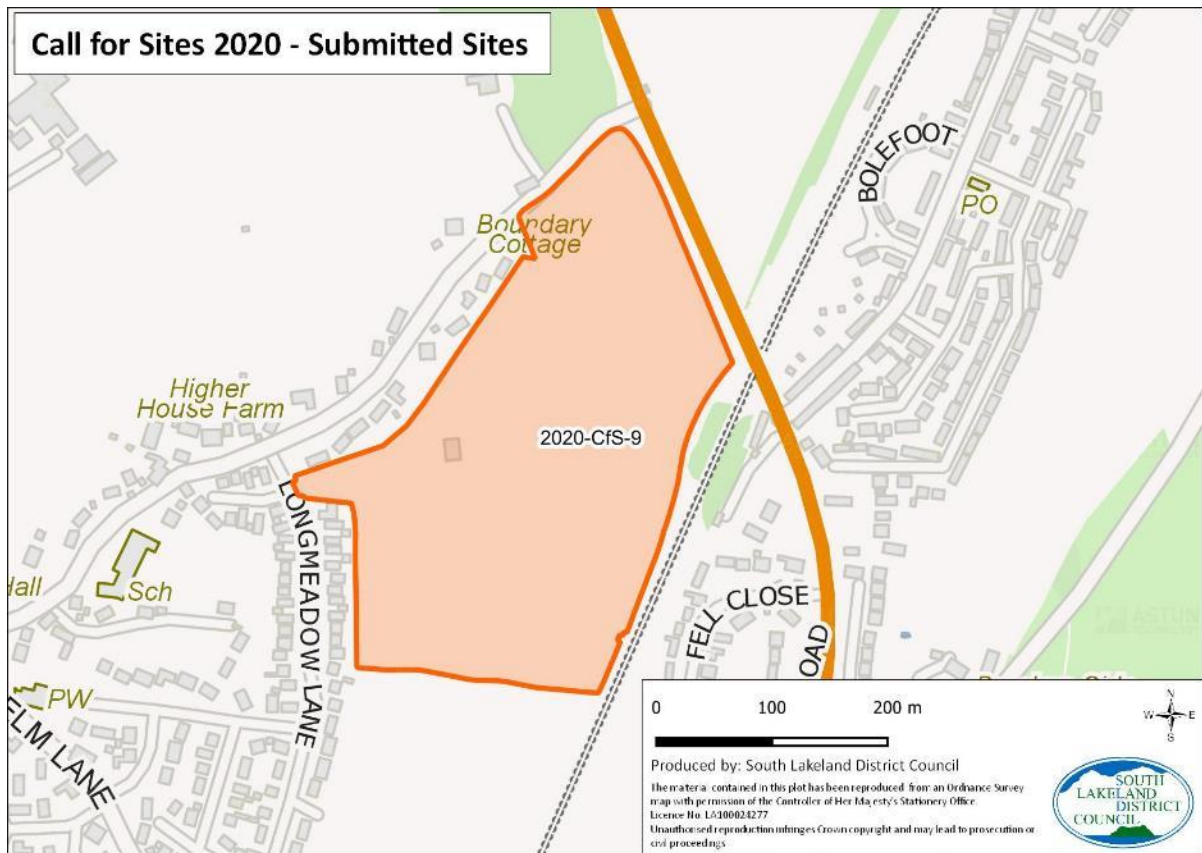


Figure 72: Fields to the north east of Oxenholme Lane

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	Approximately 50 dwellings of various tenures, including affordable housing as per the councils housing position.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Comments there are two potential access points, one at the top of Oxenholme lane into Field SD52896156 and the second from Long Meadow Lane into Field SD52894546.
Steeply Sloping?	No

	The site has a gently sloping gradient, which could be easily accommodated.
Known utilities or infrastructure on/under site that would present a constraint?	Yes There is an aqueduct which crosses the top of the site, it will be accommodated in an area of open space.
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Could readily be provided
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes Drystone walls and hedgerows.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement On the edge of the existing settlement of Natland.
Good access to services and facilities by sustainable travel?	A good range of facilities Post Office, Primary School, Village Hall in Natland Village. Westmorland General Hospital and Asda Superstore(2min by car). Oxenholme Railway Station (5mins by car).
Protected trees?	No
Public Rights of Way?	Yes A public footpath crosses the site.

Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	By incorporating renewable energy, using sustainable construction methods and employing local tradesmen wherever possible, thus supporting sustainable travel and reduced car travel.
Social/ environmental/ economic benefits?	The development would attract working families and provide Natland with affordable housing. It would contribute to the local areas revenue, towards educational facilities, community facilities, public open space provision and public transport.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	



Question	Submitted Information
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes The site would comply with affordable housing requirements.

Additional Comments

Question	Submitted Information
Additional comments?	Title deeds and flood map to follow.



Longmeadow Lane / Wandales Lane, Natland

Site Information

Question	Submitted Information
Site Name	Longmeadow Lane / Wandales Lane
Settlement/Locality	Natland
Call for Sites Ref	2020-CfS-106
Site Area (ha)	3.95
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	3.95
Easting and Northing	362449 , 489094
Current Land Use and Character	Agriculture
Known previous uses on the site	Agriculture
Character and land uses of surrounding area	Land adjacent to the village of Natland
Relevant planning history on site	SL/2017/0318



Figure 73: Land at Longmeadow Lane / Wandales Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	55 no. dwellings of various tenures and including affordable housing as per the council's housing provision.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes There are two existing access points
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	Yes

	An aqueduct crosses the site. Its location and required 20m easement will be incorporated into an area of public open space.
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes The existing hedgerows and trees will be incorporated within the development.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement On the edge of Natland village
Good access to services and facilities by sustainable travel?	A good range of facilities Post Office/ primary school/ village hall/ church in Natland village. Westmorland General hospital and Asda superstore - 2 mins in car
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No

	The land is currently the subject of an agricultural lease which is being disputed.
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Yes High House Farmhouse, Helm Lane
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site will respond to the climate emergency by incorporating renewable energy technology and sustainable construction methods. It will employ local tradesmen whenever possible this supporting sustainable travel and reduced car travel.
Social/ environmental/ economic benefits?	The development will attract working families and provide affordable housing. It will contribute to the LA's revenue and also contribute towards educational facilities, community facilities, public open space provision and public transport.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	



Question	Submitted Information
Available?	Immediately
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes The site would comply with affordable housing requirements

Additional Comments

Question	Submitted Information
Additional comments?	Title deeds Location plan Flood map



2.12 Old Hutton

Vicarage Meadow, Old Hutton

Site Information

Question	Submitted Information
Site Name	Vicarage Meadow
Settlement/Locality	Old Hutton
Call for Sites Ref	2020-CfS-41
Site Area (ha)	0.7
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.70
Easting and Northing	356648 , 488088
Current Land Use and Character	Agricultural
Known previous uses on the site	Grazing land
Character and land uses of surrounding area	The site is situated within a cluster of residential dwellings with access off the B6254
Relevant planning history on site	

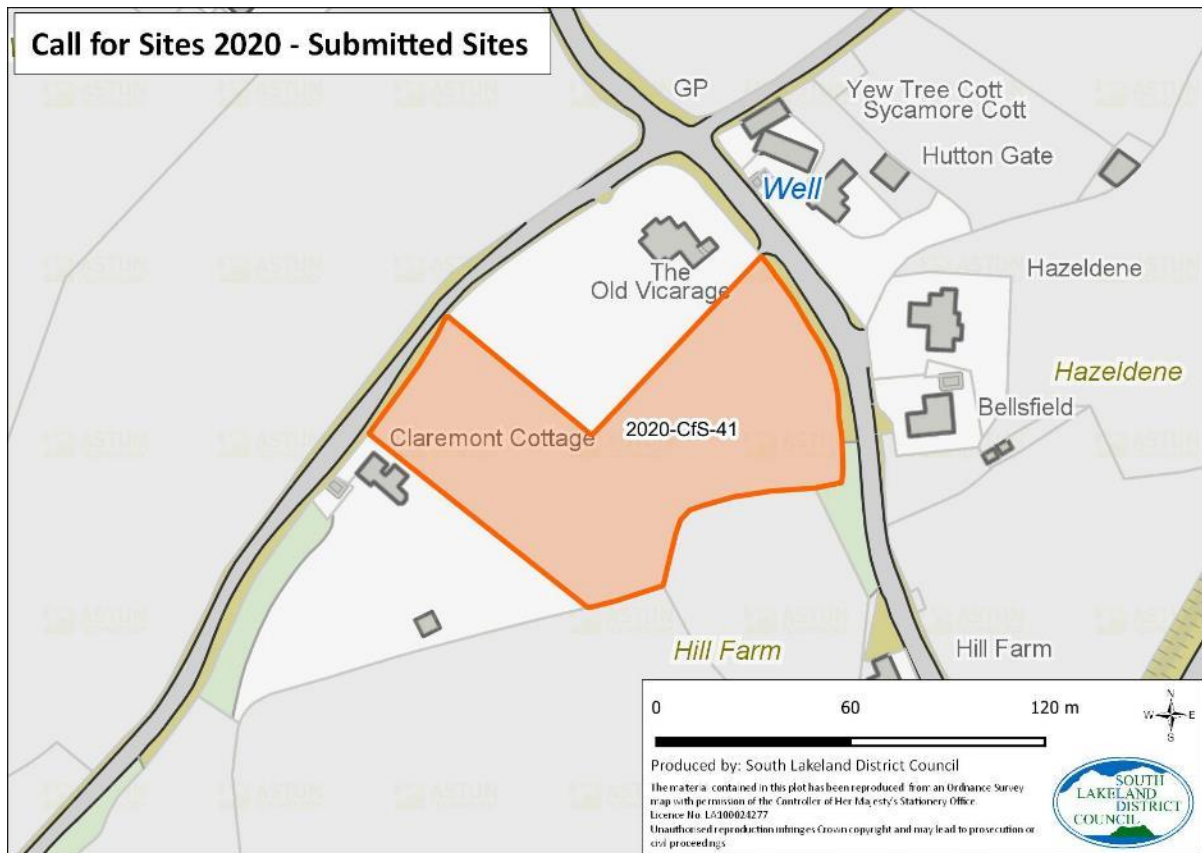


Figure 74: Land at Vicarage Meadow

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	The land is to be developed for housing and will be a mixture of affordable housing for sale and market housing sale. In accordance with the SLDC Core Strategy policy for sites greater than 3 properties we will need to provide 35 % of the housing affordable. We will be looking at 3 of the houses being affordable for this site.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes The site has direct access off the B6254. Whilst it is appreciated that the existing site access has

	restrictive sight lines it will be possible to provide improved visibility splays within the depth of the site to meet the current guidelines
Steeply Sloping?	No The area of land proposed to be developed on is relatively flat. It is envisaged that where the land begins to slope this will be garden area
Known utilities or infrastructure on/under site that would present a constraint?	Yes There is a trunk water main running through the site which means that a 3-metre easement will need to be allowed for in the development where it can't be built over but can have a road. There is also overhead power and a BT line as shown on the attached survey plan and utility search. These could be re-routed underground
Access to the following?	
Mains Water	Yes
Mains Sewerage	No
Electrical Supply	Yes
Gas Supply	No
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes The site boundaries are dry stone walls which can be retained. There are no other landscape features on the site. As part of the development we will be incorporating additional tree planting and areas of landscaping.
Flood Zone?	Flood Zone 1 The site is in flood zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No Due to the location of the site it is not anticipated that there will be any forms of pollution associated with the site and its surrounding buildings.

Nature and Geological Sites?	No Whilst there are no specific designated or geological features, the site will be developed to enhance the surrounding environment by a landscaping scheme which involves additional tree planting.
Potential for Protected Species?	Yes Currently there is no evidence of protected species on the site as there is no water running through the site or any buildings on the site. As part of the South Lakeland District Council Biodiversity Policy the houses can be fitted with swift boxes and bat boxes
Well related to existing settlement?	Within an existing settlement The site is within the southern area of the rural settlement of Old Hutton which is focussed in the three main settlements of Middleshaw, St John's View and Bridge End. This site is nestled within the hamlet with housing to all 4 boundaries of the site
Good access to services and facilities by sustainable travel?	A limited range of facilities There is a primary school in Old Hutton with a free bus service serving the school. There is a Church and Village Hall within walking distance of the site. The site is within 3 miles of the main line train station serving Glasgow to London. The location of the site means that Kendal is 5 miles away and Kirkby Lonsdale is within 7 miles away. Both the towns have access to, shops, open spaces, sports facilities, community facilities, health services, employment opportunities, recreation facilities. The site is also close to the M6 making it a good commuter location Kendal Hospital is only 4 miles away from the site
Protected trees?	No The development will be planting more trees to enhance the current environment
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No



Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No Whilst the site is within the hamlet, the houses are not in close proximity to the site so the proposed development would not impact on the neighbours

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	<p>The development would be designed to incorporate renewable energy. It would be the intention that the development would produce housing that is above the current Building Regulation standards to promote a sustainable green development.</p> <p>In accordance with CS8.7 Sustainable construction, the new dwellings will be energy efficient, incorporating renewable energy. The development will be looking at improved standards, the use of low water volume fittings, grey water systems and rainwater harvesting;• Orientation to the houses will be designed to maximise solar gain. High levels of insulation and the use of materials from a sustainable local source will be implemented.</p>
Social/ environmental/ economic benefits?	<p>The village of Old Hutton is community lead with the school and the church being the focal points. The provision of this small development within the boundaries of the village will benefit the social, economic and environment of the community by:-</p> <ul style="list-style-type: none"> ● Providing additional school places, ● Providing affordable housing for local people ● Introducing additional tree planting onto the site ● Building energy efficient housing. ● The proposal would be capable of being served by safe access to the highway network without detriment to the amenity or character of the locality

Question	Submitted Information
	<ul style="list-style-type: none"> • The proposal would incorporate parking standards that are in accordance with any adopted policy and guidance • The siting, design, scale and materials of the development will be of a character which enhances the quality of the landscape and will be in keeping with local vernacular tradition. • The new landscape scheme will create new habitats and wildlife corridors • This small scale development will help sustain the local primary school and support local businesses.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	Yes
Viability concerns?	Yes The easement strip for the water supply pipe and the moving of the BT and electrical overhead cables.
Capable of meeting existing Local Plan policy requirements?	Yes



Additional Comments

Question	Submitted Information
<p>Additional comments?</p>	<p>SLDC Housing Land Annual Position Statement – March 2019 identifies the need for housing in this area to be annually 310 houses with approximately 11 % being from villages and hamlets</p> <p>SLDC Core Strategy 1.2 States that 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. Exceptionally, new development will be permitted in. Our site matches the criteria for this as it is within the hamlet and not on the boundaries.</p> <p>CS63- Provision for Affordable housing requires that a site of more than three dwellings needs to have no less than 35% of the total number of dwellings proposed are affordable. We are looking at 10 houses and therefore 3 would need to be affordable. This will have local occupancy restrictions which will help the community</p> <p>It is important the green infrastructure is incorporated into the development, particularly where it can be used to mitigate the negative impacts of the development The site will need to have a high standards of environmental design that fit with the surrounding countryside and landscape setting. It will be important to conserve and enhance existing trees including the planting of new trees</p> <p>As previously stated the access to the site is good, with great transport links via the main line train network and the M6 motorway.</p> <p>The access to key services is good with local towns, being within 7 miles of the site.</p> <p>The site can deliver a range of housing size and type to meet the needs of all sectors of the community.</p>





Land to the north east of Hutton Gate Farm, Old Hutton

Site Information

Question	Submitted Information
Site Name	Land to the north east of Hutton Gate Farm
Settlement/Locality	Old Hutton
Call for Sites Ref	2020-CfS-81
Site Area (ha)	0.71
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.50
Easting and Northing	356770 , 488206
Current Land Use and Character	Agricultural
Known previous uses on the site	N/A
Character and land uses of surrounding area	Rural hamlet/ agricultural.
Relevant planning history on site	Pre-application enquiry submitted by Damson Design submitted on behalf of Russell Armer Homes and South Lakes Housing proposing an affordable homes scheme for up to 16 units.

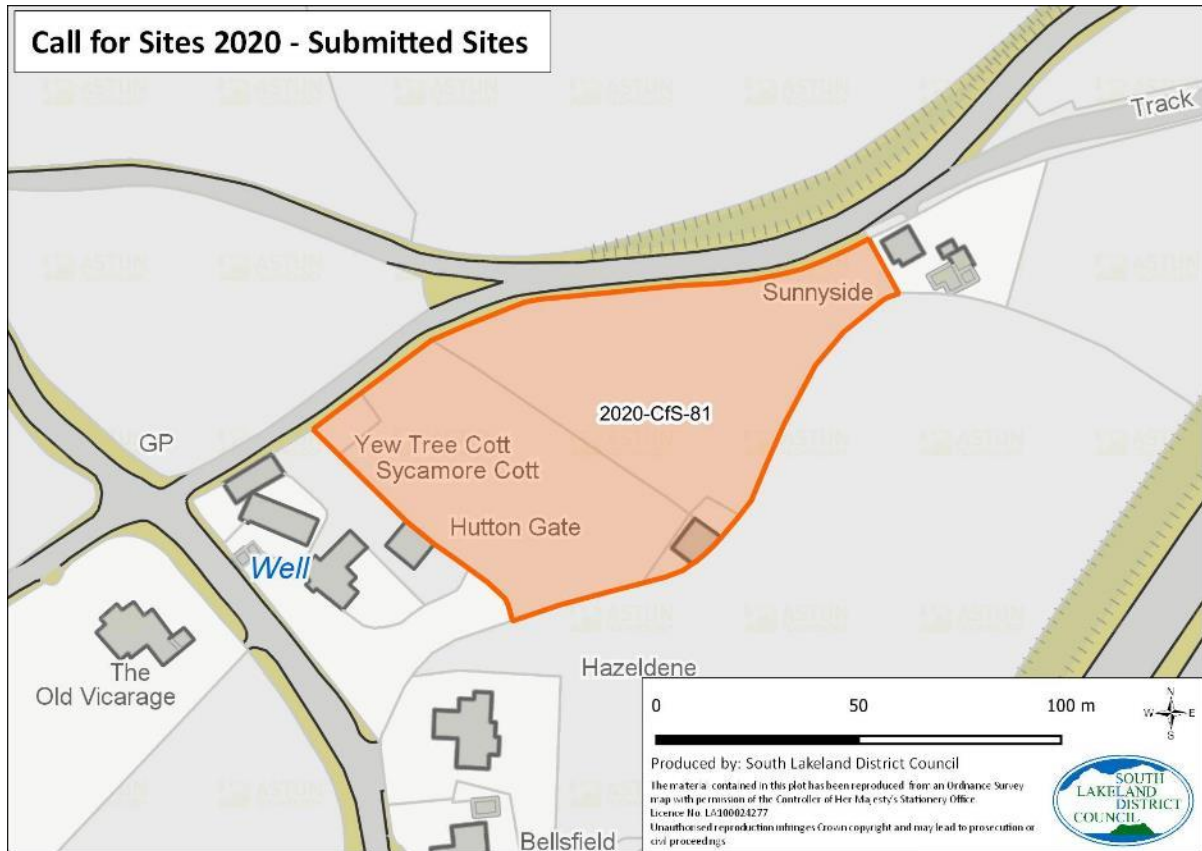


Figure 75: Land to the north east of Hutton Gate Farm

Proposed Use

Question	Submitted Information
Proposed Use	Affordable Housing
Additional information on proposed development	Up to 16 affordable homes for local occupancy

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	

Mains Water	Yes
Mains Sewerage	No
Electrical Supply	Yes
Gas Supply	No
Landline Telephone	Yes
Superfast Fibre Broadband	Unsure
Existing Landscape Features?	Yes
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	Yes Noise Impact Assessment may be required for nearby motorway.
Nature and Geological Sites?	No
Potential for Protected Species?	Yes
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A limited range of facilities Primary school within walking distance and free school bus also provided.
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The local plan anticipated that rural settlements were necessarily unsustainable due to reliance on car journeys for employment and services and therefore proposed de facto managed decline of these communities. It is our belief that the ability to work from home and access services remotely has progressed significantly in the last 5 years and has been accelerated by Covid 19. Further the commitments by UK Government and vehicle manufacturers to make more than 50% of vehicles ultra-low emissions by 2030 in our view requires that the above position be re-examined allowing families to stay within communities to support schools and the aging population.
Social/ environmental/ economic benefits?	Bring additional affordable family dwellings to a rural settlement in decline and unaffordable for those with local connections and need. A letter of support of the pre-application enquiry was sent by the primary school head teacher.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	Unsure
Other	No
Comments	
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years



Question	Submitted Information
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes The site is proposed as a rural exceptions site for 100% affordable homes for local occupancy.

Additional Comments

Question	Submitted Information
Additional comments?	N/A



2.13 Oxenholme

Land east of Burton Road, Oxenholme

Site Information

Question	Submitted Information
Site Name	Land east of Burton Road
Settlement/Locality	Oxenholme
Call for Sites Ref	2020-CfS-38
Site Area (ha)	10.5
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	10.50
Easting and Northing	352702 , 489786
Current Land Use and Character	Agricultural land. 6.52 ha of the site allocated for employment East of Burton Road, Oxenholme.
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Agricultural, residential and hospital.
Relevant planning history on site	Not relevant.

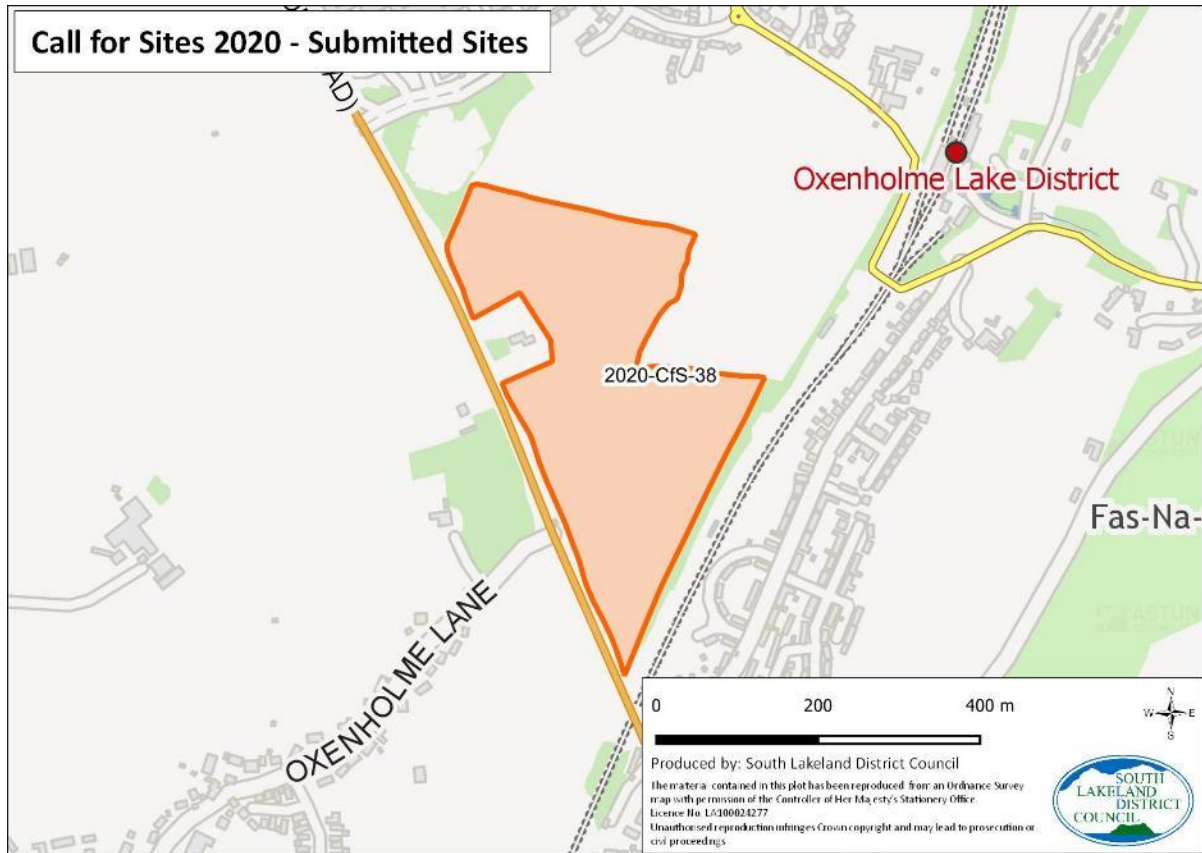


Figure 76: Land east of Burton Road

Proposed Use

Question	Submitted Information
Proposed Use	Employment, Residential or mixed (employment and residential).
Additional information on proposed development	To be confirmed.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes the site bounds Burton Road to the west where access can be achieved.
Steeply Sloping?	Yes Sloping site but the Council have

Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes Dry stone walls, trees and hedges.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Don't know
Well related to existing settlement?	On the edge of an existing settlement Allocated on the edge of the existing settlement.
Good access to services and facilities by sustainable travel?	A good range of facilities In proximity to Oxenholme and Kendal.
Protected trees?	Don't know
Public Rights of Way?	Yes
Currently used for sport or recreation?	No
Access rights over land?	Don't know
Within/adjacent Conservation Area?	No

Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Proposals can incorporate energy saving/waste reduction technology and support sustainable transport.
Social/ environmental/ economic benefits?	The site can provide vital employment opportunities for the people of South Lakeland. It could also provide housing.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership	Unsure
Third Party Land	Unsure
Ransom Strip	Unsure
Restrictive Covenants	Unsure
Current use relocation	Unsure
Tenancy Issues	Unsure
Minerals Rights	Unsure
Other	Unsure
Comments	
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No



Question	Submitted Information
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	<p>The representation site includes all the land within the allocation East of Burton Road, Oxenholme (LA1.7/LA2.9) identified as a business and science park in the currently adopted Land Allocations Document (2013) and an additional field to the direct north of the allocation currently allocated as part of a green gap. All the land subject of this representation is agricultural land and therefore its ecological value would be limited.</p> <p>The representation seeks to support the sites existing allocation as a business and science park allocation (LA1.7/LA2.9) and continuing this allocation in the emerging Local Plan. We also seek to put forward the additional land to the north as part of the allocation. In addition, should the Council wish to either support housing or a mixed use allocation (employment and housing) for the allocation site and in addition the additional land, the landowners would be willing to bring the site forward for these purposes.</p> <p>It should be noted that our clients are looking to enter into discussions with the Council to bring forward the site in the short term and will be seeking to do that in the coming months.</p>



Land at Oxenholme House, Helmside Road, Oxenholme

Site Information

Question	Submitted Information
Site Name	Land at Oxenholme House, Helmside Road
Settlement/Locality	Oxenholme
Call for Sites Ref	2020-CfS-66
Site Area (ha)	1.6
Is the site greenfield or brownfield?	Mixed
Area suitable for development (ha)	1.40
Easting and Northing	353233 , 490015
Current Land Use and Character	Privately owned Pay and Display Car Park Grazing land
Known previous uses on the site	Grazing
Character and land uses of surrounding area	Opposite Oxenholme Station and car park. Residential properties to south and east
Relevant planning history on site	SL/2018/0117 – Use of land for car parking SL/2018/0793- Extension to existing car park

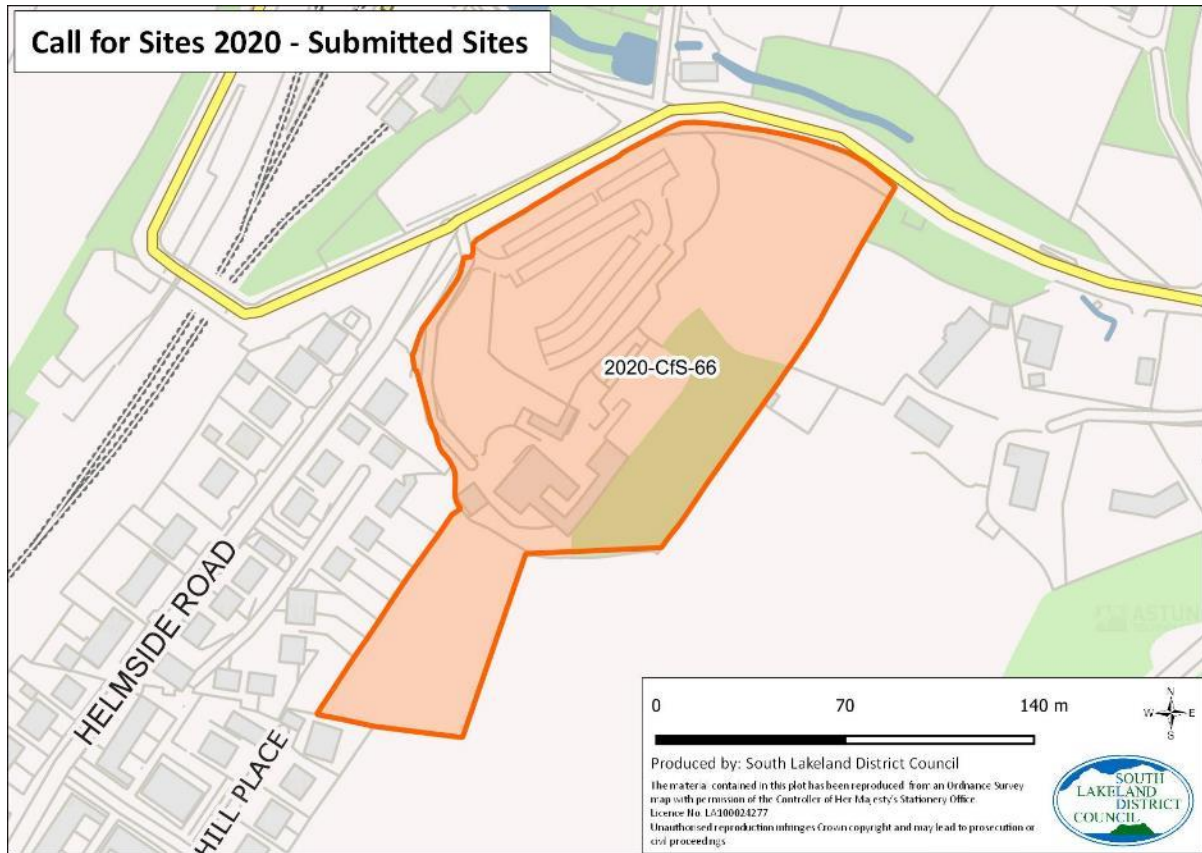


Figure 77: Land at Oxenholme House, Helmside Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	The overall site comprises a number of elements and can be developed as a whole or partially. If the car park is deemed to be an important local facility it, or elements of it, could be incorporated into any residential layout.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	Yes Steeply sloping into east. Car park has been contoured

Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes Drainage pond as part of car park planning permission Trees around boundaries, with others at various points within the site.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No Surface water issues have been dealt with as part of car park application
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement Immediately adjacent to residential development of Oxenholme and Oxenholme Station
Good access to services and facilities by sustainable travel?	A good range of facilities Oxenholme Railway Station – 1 min. Walking distance of Oxenholme Post Office /shop; schools, shops, community and health services in Kendal. Bus stop at site entrance.
Protected trees?	No

Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No : With care the site, or elements of it, can be developed without adversely affecting existing neighbours

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Depending on scale of any development allowed a whole range of renewable energy technologies can potentially be used; solar, air source, ground source etc. Site is adjacent to Oxenholme Station- West Coast Main line and Lakes line interchange- thereby supporting sustainable travel / helping to reduce car travel.
Social/ environmental/ economic benefits?	Opportunity to enhance landscape and biodiversity as well as providing the whole range of required housing in a sustainable location.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No



Question	Submitted Information
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Don't know
Capable of meeting existing Local Plan policy requirements?	Yes Owner is aware of current Local Plan policy requirements and their implications regarding site values, viability, Community Infrastructure Levy etc.

Additional Comments

Question	Submitted Information
Additional comments?	Existing Covid 19 situation has had very significant impact on rail use, and car parking income at this site adjacent to Oxenholme Station has all but dried up. Considerable expenditure has been laid out to provide the car park only recently and it is quite possible that it may be many years before rail / car park usage return to normal. The opportunity is therefore being taken to explore the possibility of alternate uses at this site, either partially or in its entirety in order to help mitigate this.



2.14 Prizet

Prizet Services Southbound A591 Helsington, Prizet

Site Information

Question	Submitted Information
Site Name	Prizet Services Southbound A591 Helsington
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-20
Site Area (ha)	0.4
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.40
Easting and Northing	350658 , 489138
Current Land Use and Character	unused
Known previous uses on the site	
Character and land uses of surrounding area	adjoining existing petrol filling station and offices
Relevant planning history on site	SL/2016/0824 Planning approval for 3 two storey office block

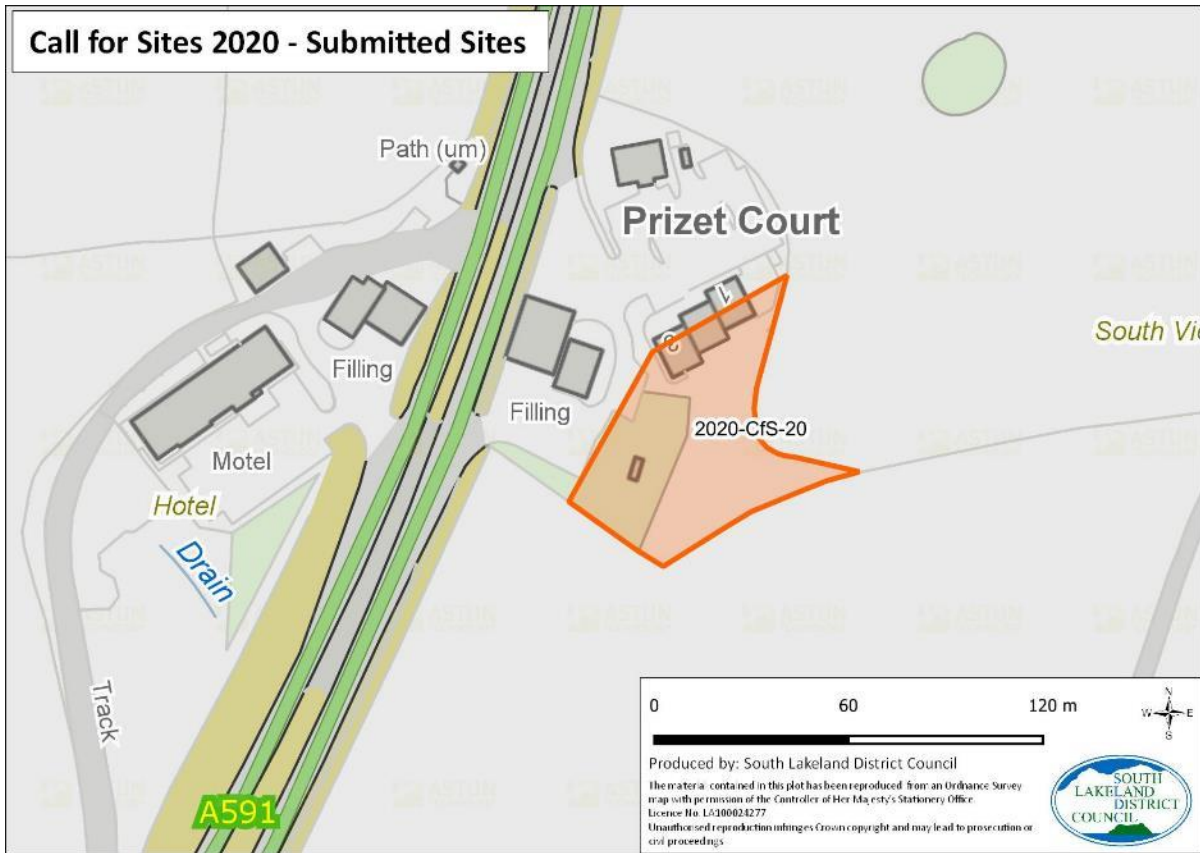


Figure 78: Land at Prizet Services Southbound

Proposed Use

Question	Submitted Information
Proposed Use	mixed use for employment , business use/office
Additional information on proposed development	similar plan to that granted in 2016 , two storey offices with associated car parking , EV charging and landscaping

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	

Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	No
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	No
Flood Zone?	Don't know
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A limited range of facilities
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The increase in sustainable transport will require sites like Prizet Services as existing filling stations to provide suitably convenient and safe EV charging, the new office development will incorporate a number of EV charging points provide cycle storage to encourage the use of the cycle path between Prizet and Kendal.
Social/ environmental/ economic benefits?	New purpose built office space at Prizet will help meet the demand for high spec offices locally. They will also attract new business to the area and create employment opportunities for the local economy. Since the construction of our offices at Prizet in 2016 we have been fully occupied.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	No No No No No No No No
Comments	
Available?	Immediately
Site Progress?	Site is owned by a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Don't know



Additional Comments

Question	Submitted Information
Additional comments?	Not Answered



Prizet Services Northbound A591 Helsington, Prizet

Site Information

Question	Submitted Information
Site Name	Prizet Services Northbound A591 Helsington
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-19
Site Area (ha)	0.5
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.50
Easting and Northing	350539 , 489235
Current Land Use and Character	agricultural grazing land
Known previous uses on the site	none
Character and land uses of surrounding area	farming land but adjacent to existing service station at Prizet
Relevant planning history on site	SL/2020/0579 pending



Figure 79: Land at Prizet Services Northbound

Proposed Use

Question	Submitted Information
Proposed Use	employment
Additional information on proposed development	Extension to Prizet Services to provide new Costa Drive thru restaurant, 8 High speed EV charging points and associated car park and landscaping.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	Yes water pipe which the proposed development will avoid
Access to the following?	

Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	No
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes hedgerows to the boundaries
Flood Zone?	Don't know Full drainage scheme is proposed
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A limited range of facilities
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No



Potential for land use conflicts?	No
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Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The move towards sustainable transport will require sites like Prizet Services to provide safe and convenient access to EV charging points and the extension of existing service areas to meet this demand should be supported.
Social/ environmental/ economic benefits?	The site will provide new and sustainable employment opportunities for the local community

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	Yes No No No No No No No
Comments	The land owner has given his permission to develop his part of the site for employment use and is supportive of the proposed use
Available?	Immediately
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Don't know



Additional Comments

Question	Submitted Information
Additional comments?	The site and proposed development have been submitted for planning permission and we await a date for the planning decision. ref SL/2020/0579



Land at Prizet, north of petrol station on south bound A592

Site Information

Question	Submitted Information
Site Name	Land at Prizet, north of petrol station on south bound A592
Settlement/Locality	
Call for Sites Ref	2020-CfS-65
Site Area (ha)	3.86
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.50
Easting and Northing	350697 , 489158
Current Land Use and Character	agricultural land
Known previous uses on the site	agricultural land
Character and land uses of surrounding area	Adjacent to main road serving Kendal and the Lake District. There are commercial and hotel facilities around the site and residential development to the east
Relevant planning history on site	There is commercial office development to the south of the site on the petrol station area, this proposal relates very well to the already developed land

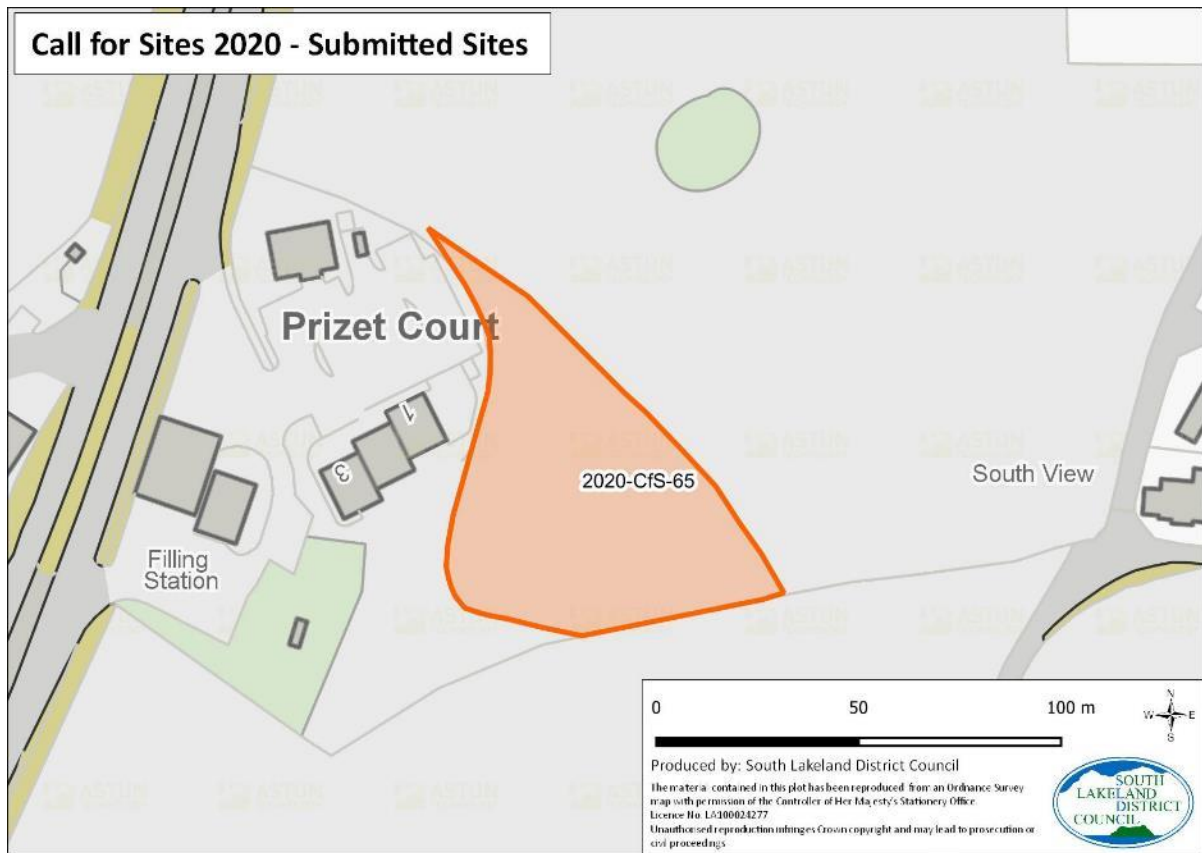


Figure 80: Land at Prizet, north of petrol station on south bound A592

Proposed Use

Question	Submitted Information
Proposed Use	employment land
Additional information on proposed development	8-12 units of 150 square metres. Use class E and B8

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes adjacent to dual carriageway south of Kendal and adjoining land already developed as employment land
Steeply Sloping?	No the land is level and capable of development without excessive landscape changes

Known utilities or infrastructure on/under site that would present a constraint?	No It is a clean greenfield site with good road access and good access to utility services and to public services
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Yes Could readily be provided Yes Yes Yes Yes
Existing Landscape Features?	No nothing of note to prevent development, but hedges and trees to establish and protect the development and contain it naturally
Flood Zone?	Flood Zone 1 elevated land with no flood risk and perfectly capable of rainwater containment within the site on a SUDS designed system
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No The site is adjacent to established housing development with no pollution or contamination or other environmental hazards
Nature and Geological Sites?	No
Potential for Protected Species?	Don't know would require inspection and reporting
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities. The site is walking distance to the petrol station. It is close to Kendal and outlying hamlets.
Protected trees?	No
Public Rights of Way?	No



Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No It is a perfect site for employment development on the edge of a sustainable settlement close to other amenities, with good utility access, good vehicular access and no contamination

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is large enough to accommodate SUDS. It is large enough to accommodate environmental and habitat provisions. Employment buildings can incorporate renewable energy technologies.
Social/ environmental/ economic benefits?	It would provide needed employment development to replace the previous mixed use sites proposed in the district. It would provide an important employment site outside of Kendal. Habitat and renewable energies can be accommodated on the site.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	Yes
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No



Question	Submitted Information
Other	No
Comments	It is a clean site with good links to local and regional facilities. Topographically, it is well suited to development. Located near Kendal it would not appear as a large expansion, as much of the site lies behind existing landscaping and further landscaping can be provided. Being adjacent to the open countryside there can be habitat and wildlife corridors will be unaffected by the development and habitat enhanced by provision for planting, bird boxes, bat boxes and the like.
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Nolt would be hard to find a site that is so clean and well suited to development without constraints as this site
Capable of meeting existing Local Plan policy requirements?	Don't know

Additional Comments

Question	Submitted Information
Additional comments?	





2.15 Preston Patrick

Chapel Flatts, Preston Patrick, Preston Patrick

Site Information

Question	Submitted Information
Site Name	Chapel Flatts, Preston Patrick
Settlement/Locality	Preston Patrick
Call for Sites Ref	2020-CfS-49
Site Area (ha)	18.75
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	18.00
Easting and Northing	53840 , 83179
Current Land Use and Character	AGRICULTURAL
Known previous uses on the site	N/A
Character and land uses of surrounding area	M6 motorway to the east employment site to the south agricultural to the west and north
Relevant planning history on site	NONE

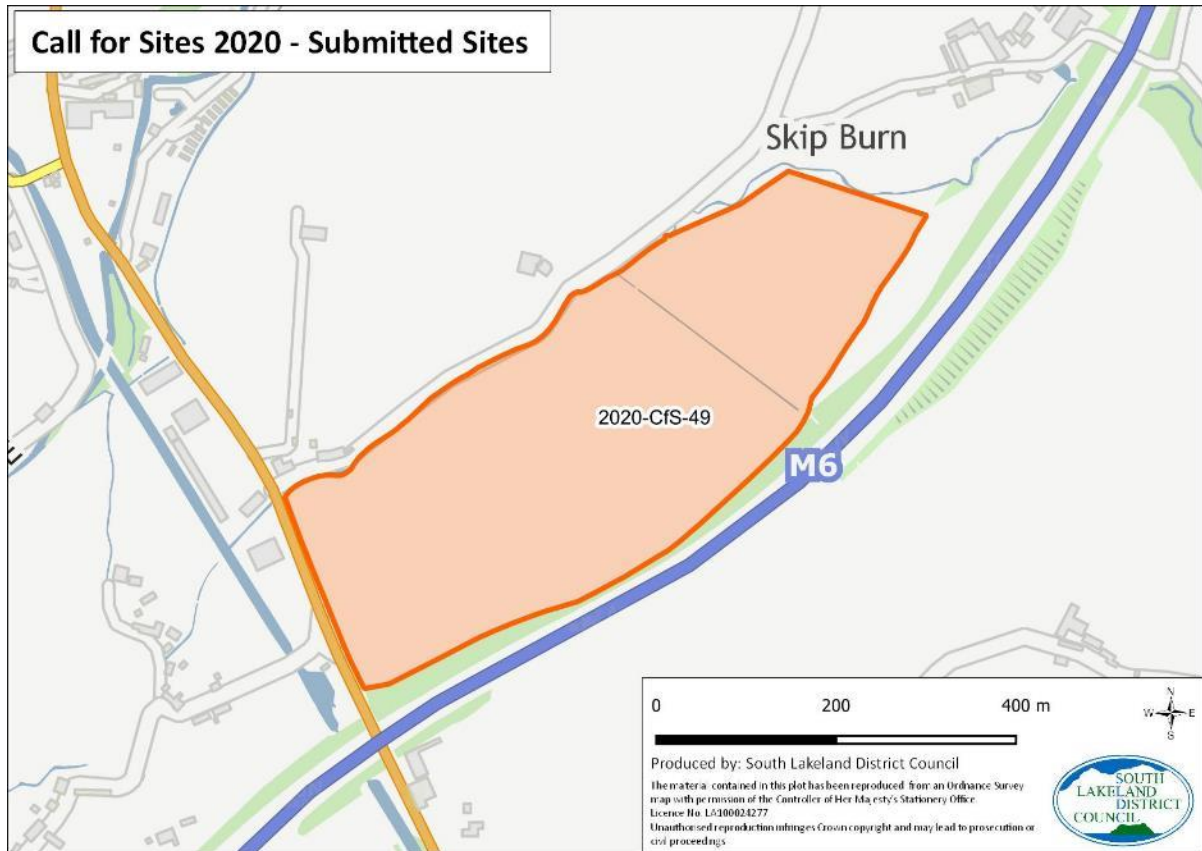


Figure 81: Land at Chapel Flatts, Preston Patrick

Proposed Use

Question	Submitted Information
Proposed Use	Employment
Additional information on proposed development	Proposed strategic site for employment

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Existing access to be moved east along A65
Steeply Sloping?	No The land is flat and suited to development
Known utilities or infrastructure on/under	No None that will prevent development

site that would present a constraint?	
Access to the following?	
Mains Water	Yes
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Could readily be provided
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes Some hedgerow trees that would be retained
Flood Zone?	Flood Zone 1 Not in flood zone
Surface Water Flood Risk?	No The site is free draining
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The site is close to Millness and Crooklands
Good access to services and facilities by sustainable travel?	A good range of facilities The site has regular public transport links to Kendal and Lancaster
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No

Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	Yes Part of the site close to school cottages should not be developed to avoid conflicts of use

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site will be developed in accordance to the council's policy on climate changes
Social/ environmental/ economic benefits?	The site will be developed in accordance with council's policy. The site fits well with the aims of the council for economic benefits.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Up to 5 years
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No



Question	Submitted Information
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	



Land at Junction 36 of the M6, Preston Patrick

Site Information

Question	Submitted Information
Site Name	Land at Junction 36 of the M6
Settlement/Locality	Preston Patrick
Call for Sites Ref	2020-CfS-57
Site Area (ha)	8.9
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	8.90
Easting and Northing	353395 , 482226
Current Land Use and Character	Agricultural pastoral
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Employment land, motorway infrastructure and farmland
Relevant planning history on site	N/A

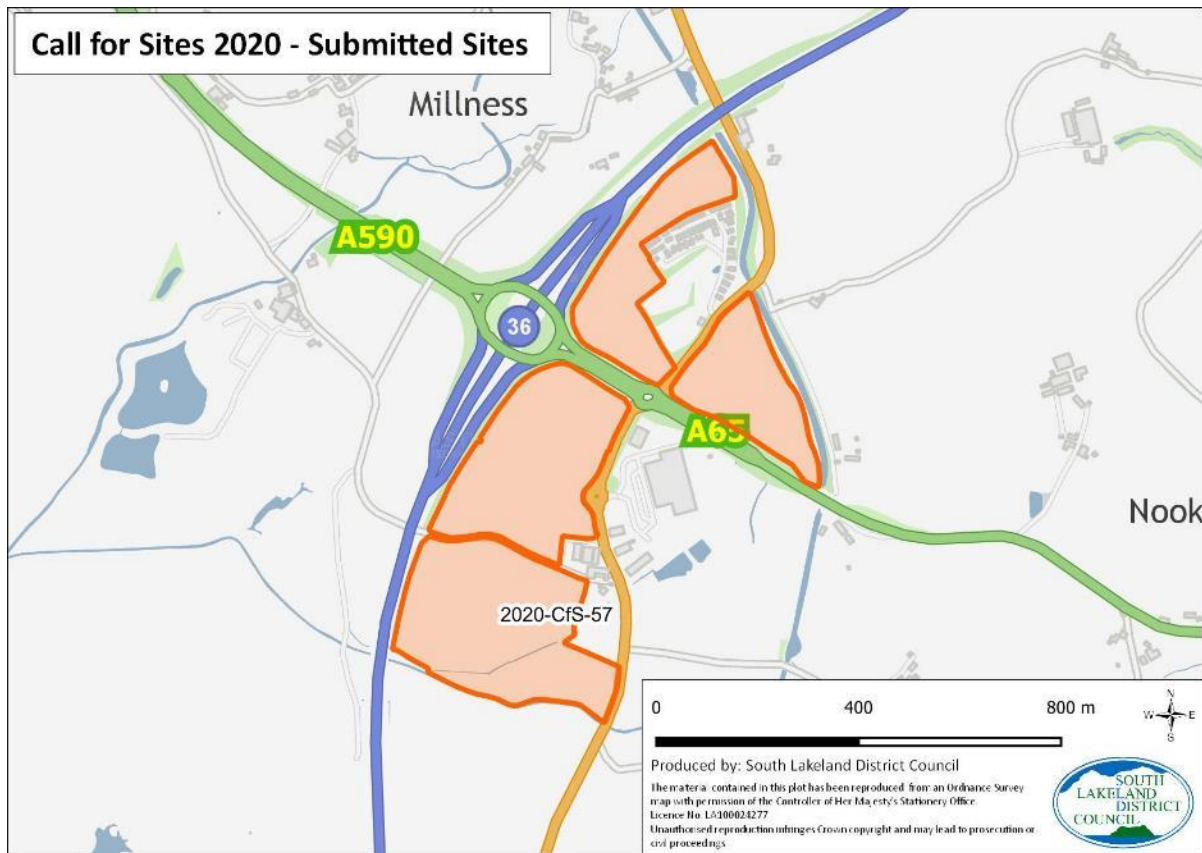


Figure 82: Land at Junction 36 of the M6

Proposed Use

Question	Submitted Information
Proposed Use	B2 & B8 employment floorspace
Additional information on proposed development	The proposed site plan shows that the land could deliver 9710msq of floorspace. However, the land could accommodate further floorspace if required and also other infrastructure such as electric car charging stations.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Please see Supporting Statement
Steeply Sloping?	No Please see Supporting Statement

Known utilities or infrastructure on/under site that would present a constraint?	No Please see Supporting Statement
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	No Please see Supporting Statement
Flood Zone?	Flood Zone 1 Please see Supporting Statement
Surface Water Flood Risk?	No Please see Supporting Statement
Risk of Pollution, Contamination or Hazards?	No Please see Supporting Statement
Nature and Geological Sites?	No Please see Supporting Statement
Potential for Protected Species?	No Please see Supporting Statement
Well related to existing settlement?	On the edge of an existing settlement Please see Supporting Statement
Good access to services and facilities by sustainable travel?	A limited range of facilities Please see Supporting Statement
Protected trees?	No Please see Supporting Statement
Public Rights of Way?	No Please see Supporting Statement
Currently used for sport or recreation?	No Please see Supporting Statement

Access rights over land?	No Please see Supporting Statement
Within/adjacent Conservation Area?	No Please see Supporting Statement
Listed buildings on/near site?	No Please see Supporting Statement
Scheduled monuments on/near site?	No Please see Supporting Statement
Potential for land use conflicts?	No Please see Supporting Statement

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Please see Supporting Statement
Social/ environmental/ economic benefits?	Please see Supporting Statement

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Up to 5 years
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years



Question	Submitted Information
Constraints affecting development?	Don't know
Viability concerns?	Don't know
Capable of meeting existing Local Plan policy requirements?	Don't know

Additional Comments

Question	Submitted Information
Additional comments?	Please see Supporting Statement

2.16 Rural (Houseman Tenement Farm near Burneside)

Land at Houseman Tenement Farm, Burneside

Site Information

Question	Submitted Information
Site Name	Land at Houseman Tenement Farm
Settlement/Locality	Burneside
Call for Sites Ref	2020-CfS-91
Site Area (ha)	1.37
Is the site greenfield or brownfield?	Mixed
Area suitable for development (ha)	1.20
Easting and Northing	351297 , 496453
Current Land Use and Character	Agricultural - pastoral
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	See statement
Relevant planning history on site	

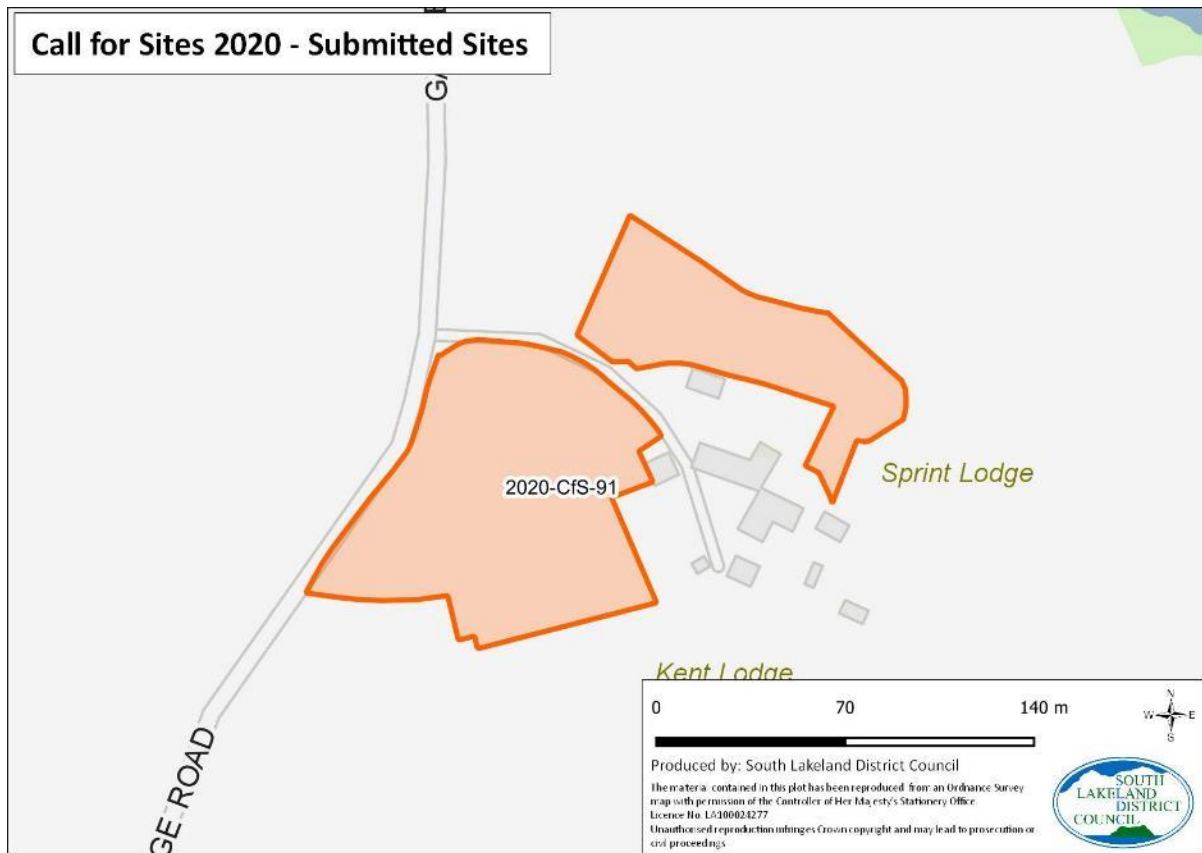


Figure 83: Land at Houseman Tenement Farm

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	Mix of units from single storey bungalow to detached to provide the mix of housing and take advantage of topography of the site and surrounding area.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Existing access with excellent visibility.
Steeply Sloping?	Yes Part of top site is sloping hence 0.17ha not suitable for development of the top site.
Known utilities or infrastructure on/under	Don't know

site that would present a constraint?	
Access to the following?	
Mains Water	Yes
Mains Sewerage	Unsure
Electrical Supply	Yes
Gas Supply	Unsure
Landline Telephone	Yes
Superfast Fibre Broadband	Unsure
Existing Landscape Features?	No
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	Not related to an existing settlement Adjacent to a cluster of dwellings within walking distance of settlement of Burneside
Good access to services and facilities by sustainable travel?	A good range of facilities Within walking distance of Burneside, current residents walk to the services
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No



Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Renewable energy can be incorporated and due to the amount of land at the top of the upper site that will not be developed the use of ground source heat could be accommodated.
Social/ environmental/ economic benefits?	See statement

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

2.17 Selside

Irish Field, High Above Park, Selside

Site Information

Question	Submitted Information
Site Name	Irish Field, High Above Park
Settlement/Locality	Selside
Call for Sites Ref	2020-CfS-59
Site Area (ha)	2.1
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.40
Easting and Northing	53153 , 99607
Current Land Use and Character	Agricultural (pastoral)
Known previous uses on the site	Grazing land
Character and land uses of surrounding area	The site is situated just north of a cluster of residential dwellings and farm buildings off a C classified road leading into Selside from the A6.
Relevant planning history on site	SL/2008/0886 Extension of dwelling into part of adjoining barn, conversion and extension of remaining part of barn into separate dwelling / holiday let SL/2008/0108 Bensons barn (now known as Appletree barn), high above park Selside, Kendal LA8 9LA

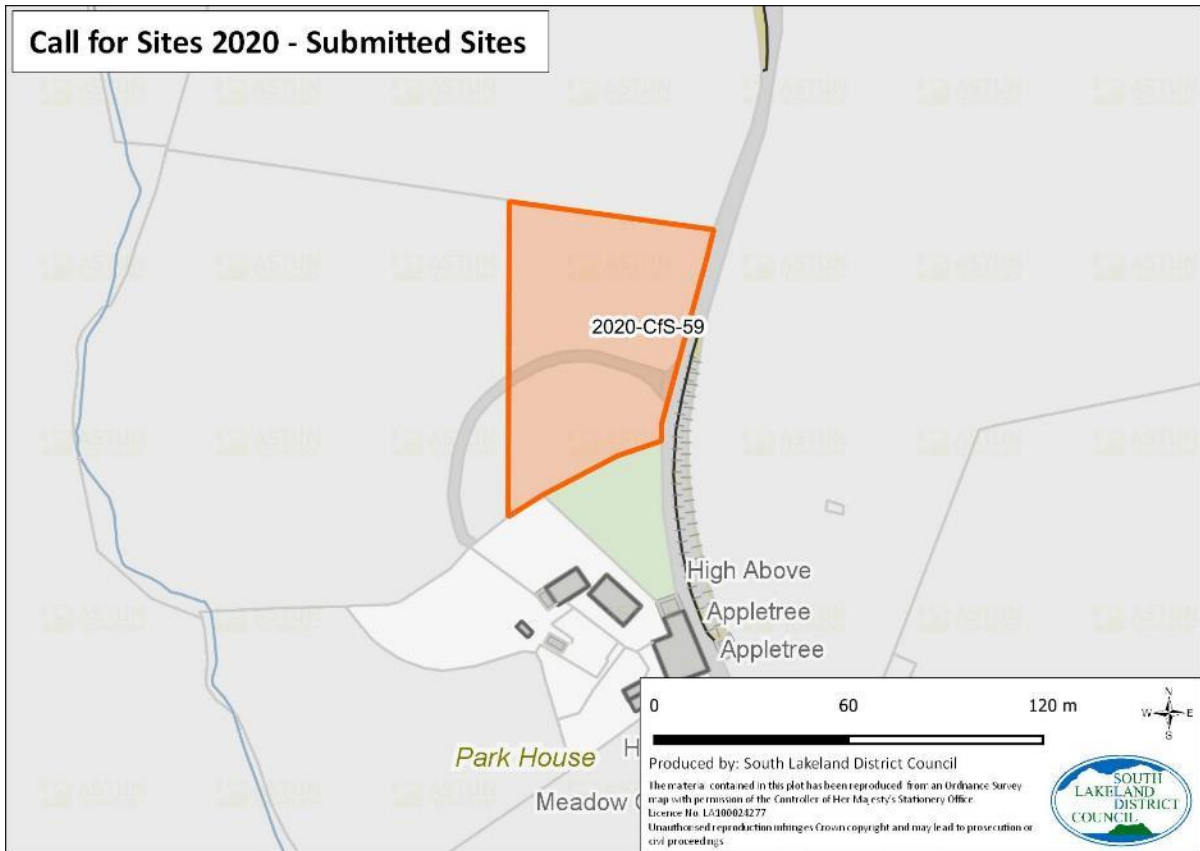


Figure 84: Irish Field, High Above Park

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	The land is to be developed for housing and it is assumed at this stage it will be a minimum of 4 houses. This will be a mixture of affordable housing for sale and market housing for sale. Provisionally 50% of the properties will be affordable housing which is above the council's Core Strategy policy for sites (35%).

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes The site will be accessed off a driveway leading to High Above Park.

	The drive is off a C classified road, no new access will need to be made to the highway.
Steeply Sloping?	No The area of land proposed to be developed is sloping but the houses will be built on the least sloping section adjacent to the existing road.
Known utilities or infrastructure on/under site that would present a constraint?	No There is an overhead BT line but this is directly adjacent to the road and would not have a detrimental effect on the development of the site.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided No Yes No Yes Could readily be provided
Existing Landscape Features?	Yes The North, East and South boundaries of Irish field are drystone walls which will be retained. There is a stream along the West boundary. There are a large number of trees adjacent to the Irish Field boundary which will be retained and are shown on the preliminary landscape sketch. The client is considering creating new landscaping features including a pond and tree planting. The remainder of the 5-acre Irish Field will be retained for grazing. A preliminary landscape sketch forms part of this application.
Flood Zone?	Flood Zone 1 The site is in flood zone 1. As shown on the preliminary landscape plan the owners want to carry out planting trees and forming marsh land to help slow down the impact of the tributary streams on the river Kent.
Surface Water Flood Risk?	No

<p>Risk of Pollution, Contamination or Hazards?</p>	<p>No</p> <p>Due to the location of the proposed site it is not anticipated that there will be any forms of pollution associated with the site and its surrounding buildings.</p> <p>Due to the land usage it is unlikely that the land is contaminated but no surveys have been done to confirm this.</p>
<p>Nature and Geological Sites?</p>	<p>No</p> <p>Whilst there are no specific designated or geological features within Irish Field the proposed development site will be developed to enhance the surrounding environment by a landscaping scheme as indicated in the accompanying landscape sketch.</p>
<p>Potential for Protected Species?</p>	<p>No</p> <p>An ecological survey has not been carried out on Irish Field but as we are only proposing to develop one fifth of the Field directly adjacent to the road it is felt that this will not have a negative impact on the site and surrounding land. As part of the South Lakeland District Council Biodiversity Policy the houses can be fitted with swift boxes and bat boxes. The new landscaping will introduce new species into the area and enhance the biodiversity of the site and surrounding area.</p>
<p>Well related to existing settlement?</p>	<p>Within an existing settlement</p> <p>The proposed development site is to the north of an existing hamlet but is close enough to form part of the cluster of houses. It is intended that the housing will be along the road in a ribbon development. The housing will be screened from the main road (A6) by tree planting.</p> <p>Refer to the preliminary landscape sketch.</p>
<p>Good access to services and facilities by sustainable travel?</p>	<p>A limited range of facilities</p> <p>There is a primary school and parish church in Selside within walking distance of the site along lanes. A parish hall is also within walking distance along the A6 but with inadequate footpath/cycleway.</p> <p>Whilst there are no other facilities in Selside the location of the site means that Kendal is only 6 miles away by main road. Kendal provides access to shops, sports facilities, secondary schools,</p>



	<p>community facilities, health services, employment opportunities, recreation facilities and GP and hospital facilities.</p> <p>There are retail units and sports facilities on the outskirts of Kendal approximately 4.7 miles from the site via the A6.</p>
Protected trees?	<p>No</p> <p>The development will involve planting more trees to enhance the environment. Refer to the landscape sketch</p>
Public Rights of Way?	<p>Yes</p> <p>The proposed development site adjoins the roadway. The access to High Above Park runs through the site. This will be retained and upgraded so also forming the access to the new houses.</p>
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	<p>No</p> <p>The proposed development site is to the north of the existing houses on slightly higher land. The existing houses are screened by trees and therefore this development will not impact the view from the current houses. The new development will be screened by trees and planting to reduce the impact on the surrounding environment.</p>

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The development would be designed to incorporate renewable energy. It would be the intention that the development would produce housing that is above

Question	Submitted Information
	<p>the current Building Regulation standards to promote a sustainable green development.</p> <p>In accordance with CS8.7 Sustainable construction, the new dwellings will be energy efficient incorporating renewable energy. The development will be looking at improved standards, the use of low water volume fittings and grey water systems and rainwater harvesting; Orientation of the houses will maximise solar gain. High levels of insulation and the use of materials from a sustainable local source will be incorporated.</p> <p>It is the intention to provide larger than average gardens with the houses to enable occupants to grow their own vegetables and fruit.</p>
<p>Social/ environmental/ economic benefits?</p>	<p>Selside is a rural agricultural Parish with the school and church being the focal points. The provision of this small development within the boundaries of the Parish will benefit the community socially, economically and environmentally by:-</p> <ul style="list-style-type: none"> • Providing additional school pupils; • Providing affordable housing for local people; • Introducing additional tree planting; • Building energy efficient housing; • The proposal would be capable of being served by safe access to the highway network without detriment to the amenity or character of the locality; • The proposal would incorporate parking standards that are in accordance with adopted policy and guidance; • The siting, design, scale and materials of the development will be of a character which enhances the quality of the landscape and will be in keeping with local vernacular tradition; • The new landscape scheme will create new habitats and wildlife corridors; • This small-scale development will help sustain the local primary school and support local businesses. • The homes will be provided with large gardens to facilitate food production.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	No No No No No No No No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Don't know See comment above.
Capable of meeting existing Local Plan policy requirements?	Yes SLDC Housing Land Annual Position Statement – March 2019 identifies the need for housing in this area to be annually 310 houses with approximately 11% being from villages and hamlets. SLDC Core Strategy 1.2 states that 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. Exceptionally, new development will be permitted in the open countryside where it has an essential requirement for a rural location, that meets the need for affordable housing. CS63- Provision for Affordable housing requires that sites of more than three dwellings need to have no less than 35% of the total number of dwellings



Question	Submitted Information
	<p>proposed as affordable. We are looking at 50% affordable. This will have local occupancy restrictions which will help the community.</p> <p>It is important the green infrastructure is incorporated into the development, particularly where it can be used to mitigate the negative impacts of the development. The site will need to have a high standards of environmental design that fit with the surrounding countryside and landscape setting. It will be important to conserve and enhance existing trees including the planting of new trees</p> <p>As previously stated, the access to the site is good via the A6 to local amenities.</p> <p>The access to key services is good with the local town being within 6 miles of the site.</p> <p>The site can deliver a range of housing size and type to meet the needs of all sectors of the community.</p>

Additional Comments

Question	Submitted Information
Additional comments?	



2.18 Skelsmergh

Stocks Meadow adjacent A6 north of Kendal

Site Information

Question	Submitted Information
Site Name	Stocks Meadow, adjacent to A6 north of Kendal
Settlement/Locality	Kendal
Call for Sites Ref	2020-CfS-119
Site Area (ha)	4.52
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	4.52
Easting and Northing	352980 , 486240
Current Land Use and Character	Pasture land used for sheep grazing leased on an informal agricultural tenancy and woodland
Known previous uses on the site	Agriculture/woodland
Character and land uses of surrounding area	The site is currently used for sheep grazing and is sheltered to the north by an area of woodland which would provide a degree of visual screening for any development. The landscape character of the wider area is undulating rural grazing land interspersed with pockets and clusters of residential development. There is new residential development at Kiln Croft immediately tot the south of the site. The site's western boundary is the main A6 commuting route to Kendal.
Relevant planning history on site	None although residential development at Kiln Croft has been consented immediately to the south.



Figure 85: Land at Stocks Meadow, adjacent to A6 north of Kendal

Proposed Use

Question	Submitted Information
Proposed Use	Residential development
Additional information on proposed development	Given the sites location adjacent to other clusters of residential development and proximity to the main A6 commuting route to Kendal the site is considered to be suitable for sustainable local or affordable housing development. At this stage a layout has not been produced although the filed as a flat green field close to existing services is known to be suitable for housing development in the event that such development were to be supported by SLDC.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes

	The site can be accessed directly from the A6 or via Kiln Croft Road an existing residential access to the south or from Garnett Folds Road to the north.
Steeply Sloping?	No The woodland is on sloping ground but the remaining development area does not have topographical challenges.
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Unsure Could readily be provided Could readily be provided
Existing Landscape Features?	Yes Woodland on the northern edge of the site providing screening.
Flood Zone?	Flood Zone 1 There are no known flood risk constraints to prohibit residential development.
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No There are no known constraints to prohibit residential development.
Nature and Geological Sites?	No The site is located away from archaeological heritage and ecological designations and there are no on-site protected features or designations.
Potential for Protected Species?	No The meadow is grazed and of low ecological value. The woodland area forming part of the site but not promoted for development could be improved for

	biodiversity new gain but there are currently no known protected species.
Well related to existing settlement?	On the edge of an existing settlement Whilst the site is not immediately adjacent to Kendal it is immediately adjacent to a new cluster of residential development at Kiln Croft
Good access to services and facilities by sustainable travel?	A good range of facilities The site is adjacent to the A6 a main commuting route into Kendal accessible by public transport so is accessible to the full range of facilities in Kendal.
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No Agricultural grazing only
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No Residential development consolidates the residential cluster development to the south and will add to support for facilities for the cluster itself.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	At this stage the owners are seeking a residential allocation or support for residential cluster development in housing figures. The preferred approach would be to partner with a sustainable housebuilder to deliver locally targeted and affordable homes using sustainable technology as far as possible.
Social/ environmental/ economic benefits?	Local and Affordable housing where there is a shortage of homes available to local people.



Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes The site fits with the extension of cluster policies and can be developed as a small scale sustainable site for local residential and affordable housing.



Additional Comments

Question	Submitted Information
Additional comments?	<p>To date the owners have approached key Councillors MP's and the Local Authority as well as housebuilders in an informal way to discuss the possibility of residential development on this site. These discussions culminated in advice to participate in the call for sites process when the local plan was reviewed. A planning consultant has also reviewed the suitability of proposals. Should the Council consider that a residential allocation in some form would be suitable for the site the owners would then approach appropriate residential developers with a view to moving the proposals forward.</p> <p>The site performs well in sustainability terms and there is a committed landowner who wishes to pursue a sustainable and appropriate housing development as such we consider that the site is suitable for consideration for a smaller housing allocation and ask that it is considered favourably in the call for sites process.</p>

2.19 Staveley (National Park so will not be considered as not in Local Plan area)

Ings Services A591 near Staveley, Staveley

Site Information

Question	Submitted Information
Site Name	Ings Services A591, near Staveley
Settlement/Locality	Staveley
Call for Sites Ref	2020-CfS-5
Site Area (ha)	1.2
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.00
Easting and Northing	344854 , 498614
Current Land Use and Character	Unused field adjoining the Ings services
Known previous uses on the site	none
Character and land uses of surrounding area	employment and residential
Relevant planning history on site	none



Figure 86: Land at Ings Services A591, near Staveley

Proposed Use

Question	Submitted Information
Proposed Use	mixed use for employment, retail / business /office
Additional information on proposed development	New farm shop with linked cafe A3, new retail and storage/workshop space for existing cycle store A1 & B1, to include new cycle fitness /bike fit studio /E bike hire centre plus associated office space for these businesses B1

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under	No

site that would present a constraint?	
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes A watercourse runs through the site. Careful consideration would be given to protect any associated wild life from the proposed development
Flood Zone?	Don't know
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	Yes A watercourse is designated as a SSSI
Potential for Protected Species?	Don't know
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities Bus stop is close by and a cycle path links the local villages of Staveley and Windermere.
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No



Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	<p>The development will incorporate a number of EV charging points.</p> <p>The development will include a farm shop run by the local farmer with products sourced locally and from the farm.</p> <p>The development will include an extension to the existing bike shop to meet the increased demand for cycling with a new bike hire centre and workshops.</p>
Social/ environmental/ economic benefits?	<p>The farm shop will help sustain the neighboring farming business by providing an outlet for their products. The extension to the bike shop will help sustain the existing business by meeting the growing demand for new bikes and provide a new bike hire and cycle fit studio to promote cycling, bringing both health and economic benefits.</p>

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Owner/part owner of a portion of the site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No



Question	Submitted Information
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Don't know

Additional Comments

Question	Submitted Information
Additional comments?	

2.20 Whassett

Land at Whassett, Whassett

Site Information

Question	Submitted Information
Site Name	Land at Whassett
Settlement/Locality	Whassett
Call for Sites Ref	2020-CfS-97
Site Area (ha)	0.3
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.30
Easting and Northing	350747 , 481118
Current Land Use and Character	Agricultural - permanent grass pasture
Known previous uses on the site	None of which we are aware
Character and land uses of surrounding area	The site is adjacent to recently converted residential accommodation in the hamlet of Whassett. The site has an open aspect and has been used as a small croft in the past by the adjoining farmer.
Relevant planning history on site	Not applicable - green field site

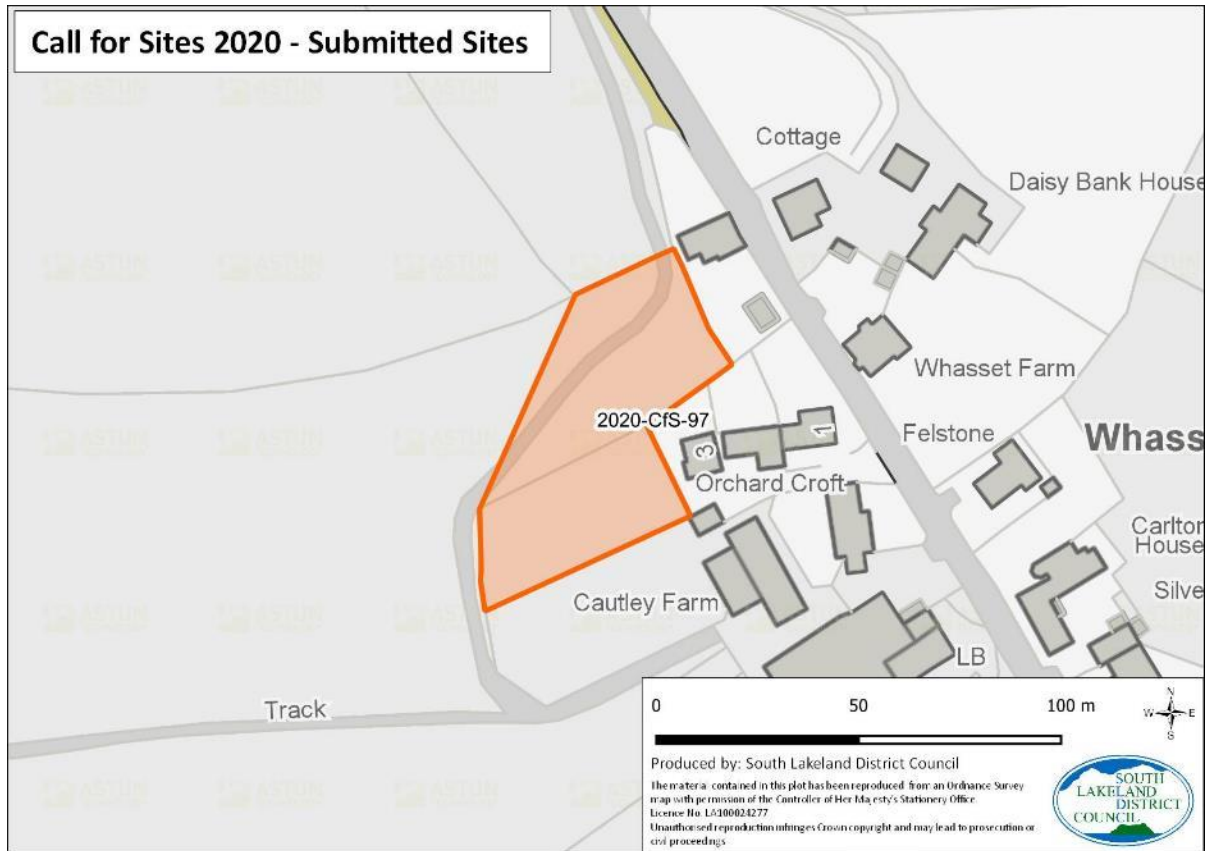


Figure 87: Land at Whassett

Proposed Use

Question	Submitted Information
Proposed Use	Either residential or light industrial
Additional information on proposed development	The site could potentially accommodate a small infill development of 5 open market residential units

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No generally flat site
Known utilities or infrastructure on/under site that would present a constraint?	No

Access to the following?	
Mains Water	Yes
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Unsure
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes drystone wall boundaries and some mature trees and hedging on the periphery of the site
Flood Zone?	Flood Zone 1 no risk or past history of flooding
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The site is on the edge of the existing settlement of Whassett
Good access to services and facilities by sustainable travel?	A good range of facilities There are no services in Whassett but these are available in Milthorpe which is a Key Service Centre readily accessible on foot or by public transport
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No



Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Any development will have to meet minimum requirements and it is anticipated that by providing further employment locally if light industrial use is established car travel could be reduced. There is also an opportunity for biodiversity net gain in any development as part of the landscaping proposals. The current use is that of a monoculture which could be diversified and significantly improved.
Social/ environmental/ economic benefits?	The site could potentially provide additional residential accommodation to meet in part the local housing need.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Up to 5 years
Site Progress?	No activity
Timescale for Development?	Within 5 years



Question	Submitted Information
Constraints affecting development?	No
Viability concerns?	Don't know not as far as we are aware
Capable of meeting existing Local Plan policy requirements?	Yes subject to viability assessments

Additional Comments

Question	Submitted Information
Additional comments?	



Shaping our future



SOUTH LAKELAND LOCAL PLAN 2040

3 Submitted Sites – Cartmel Peninsula

3.1 Grange-over-Sands

Low Fellgate, Cartmel Road, Grange over Sands

Site Information

Question	Submitted Information
Site Name	Low Fellgate, Cartmel Road
Settlement/Locality	Grange over Sands
Call for Sites Ref	2020-CfS-10
Site Area (ha)	9.71
Is the site greenfield or brownfield?	Mixed
Area suitable for development (ha)	9.00
Easting and Northing	339861 , 477186
Current Land Use and Character	Agricultural
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Existing Residential Development and Open Countryside
Relevant planning history on site	Pre-Application Advice Ref Number: IE/2017/0092 Part of site allocated within the South Lakeland Development Plan as a housing allocation in Policy LA1.3.

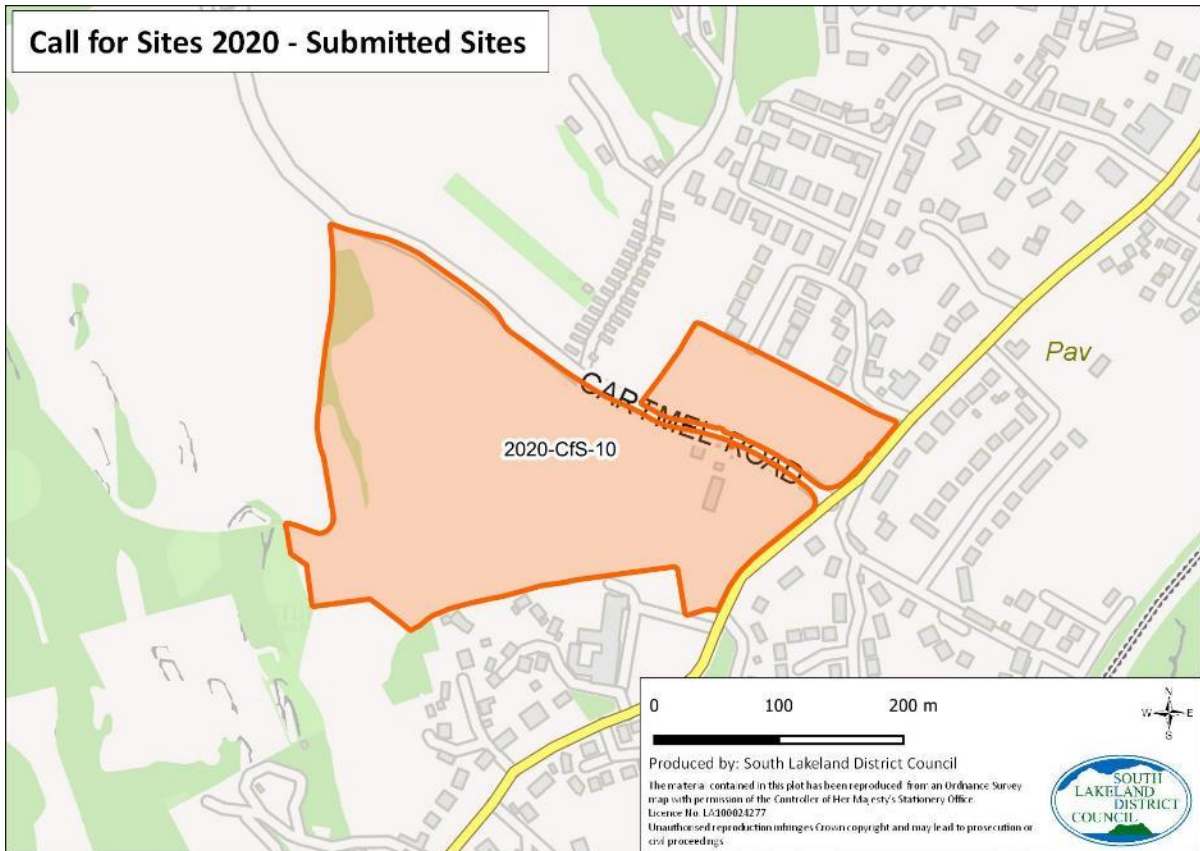


Figure 88: Land at Low Fellgate, Cartmel Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential Development
Additional information on proposed development	A mix of housing including an appropriate range of 2,3,4 and 5 bedroom mews, semidetached and detached properties.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access to the site currently allocated is to be achieved off Cartmel Road at an appropriate location as agreed with Cumbria County Council Highways. Access to the wider site is to be determined.
Steeply Sloping?	No

Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	No
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	Yes Adjacent land to the west of the site.
Potential for Protected Species?	Don't know
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Don't know
Public Rights of Way?	Yes
Currently used for sport or recreation?	No
Access rights over land?	Don't know
Within/adjacent Conservation Area?	No

Listed buildings on/near site?	Yes Carmel Grange Care Home.
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	New technologies and materials could be used to increase the sustainability of the proposed development. The site is within close proximity of Grange over Sands railway station which provides regular services across the North West, therefore reducing reliance upon car travel. The development will incorporate open space and green infrastructure as appropriate which will increase the sustainability of the proposed development.
Social/ environmental/ economic benefits?	Development of this site would provide social benefits for South Lakeland and its communities by providing a range of dwellings suitable for local housing requirements. It would also facilitate economic benefits by providing jobs for local people in the construction of the dwellings as well as generating further economic benefits for local services due to an increase in the local population. The development would make a key contribution South Lakeland by enhancing the quality of the local environment.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No



Question	Submitted Information
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Up to 5 years
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Don't know
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	The land submitted during this Call for Sites submission contains a development site currently allocated for housing under South Lakeland Development Plan Policy LA1.3. I support the continued allocation of this site for housing in the emerging Local Plan as it is suitable for residential development. Furthermore, I also support the allocation of further land to the west of this site for residential development as this would enable the extension of the settlement in a sustainable manner.



The Lotts, Grange over Sands

Site Information

Question	Submitted Information
Site Name	The Lotts
Settlement/Locality	Grange over Sands
Call for Sites Ref	2020-CfS-27
Site Area (ha)	5
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.50
Easting and Northing	340149 , 478245
Current Land Use and Character	Agriculture
Known previous uses on the site	
Character and land uses of surrounding area	Agriculture, surrounded by mature woodland. residential and commercial shared boundaries.
Relevant planning history on site	Poly tunnel and agricultural building.

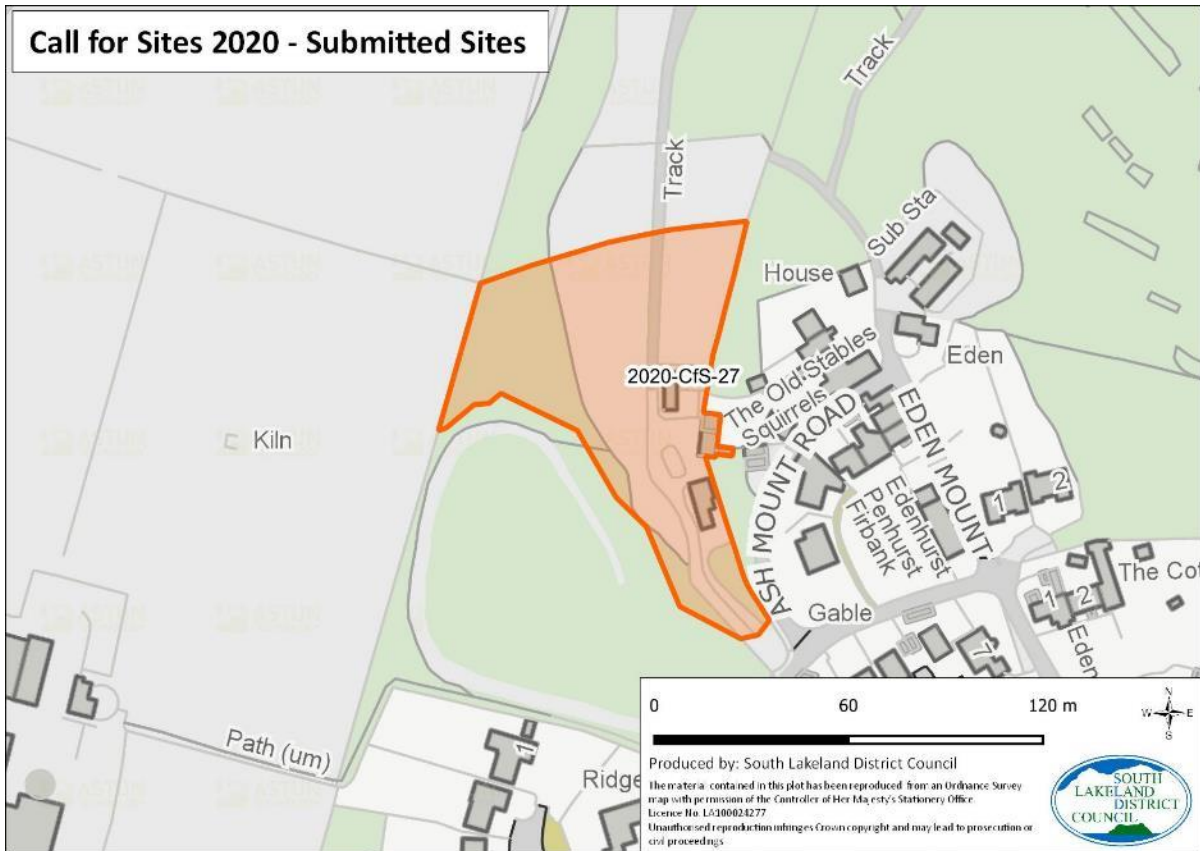


Figure 89: The Lotts, Grange over Sands

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	To be delivered as per policy at time of development - market and affordable housing, mixed tenure and type.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access on to Eden Mount adjacent to Grey Gable.
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	Don't know

Access to the following?	
Mains Water	Yes
Mains Sewerage	Could readily be provided
Electrical Supply	Yes
Gas Supply	Unsure
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes Woodlands on periphery of site.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	Don't know
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	Yes Limestone Pavement Order to east of site but not in suggested site area. SSSI consultation zone
Potential for Protected Species?	Yes Woodland and scrub could offer habitat
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities 15 minute walk to the centre of Grange and all services and facilities.
Protected trees?	Don't know
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No



Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Sustainable construction DM11 Compliance Biodiversity Enhancements Sustainable location reducing need for car travel
Social/ environmental/ economic benefits?	Mixed housing to meet all needs Housing would support services and facilities biodiversity enhancement

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership	No
Third Party Land	No
Ransom Strip	Unsure
Restrictive Covenants	Unsure
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No



Question	Submitted Information
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	The land ownership is extensive. The extent of the red line for housing is flexible and the site could be made smaller or larger depending on suitability and need. Title deeds will be sent by separate email



Eden Mount Quarry, Ash Mount Road, Grange over Sands

Site Information

Question	Submitted Information
Site Name	Eden Mount Quarry, Ash Mount Road
Settlement/Locality	Grange over Sands
Call for Sites Ref	2020-CfS-100
Site Area (ha)	0.7
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	0.35
Easting and Northing	340114 , 477898
Current Land Use and Character	Disused former limestone quarry, part wooded
Known previous uses on the site	Limestone quarry
Character and land uses of surrounding area	Mixture of recent and mid-late C20th housing developments to south and east; woodland and further former quarries to north; agricultural fields to west.
Relevant planning history on site	Previous [expired] consent for a 7-unit housing development (1970s)



Figure 90: Land at Eden Mount Quarry, Ash Mount Road

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	Housing: potentially up to 10-12 units of any type & tenure subject to feasibility.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access could be achieved from Ash Mount Road. Existing substandard access would need to be relocated & configured to highways standards.
Steeply Sloping?	Yes

	Gradual incline and rock formation to base of quarry in parts, quarry sides steeply inclined (would not be developed).
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes Exposed rocky outcrop features and quarry sides owing to previous use as stone quarry. Numerous trees but largely self-seeded poor specimens with limited root stability and generally poor retention value.
Flood Zone?	Flood Zone 1 Zone 1 on EA flood map for planning
Surface Water Flood Risk?	No Land appears to be naturally self-draining
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	Yes Magix maps checked and no SSSI, SAC, SPA, Ramsar, CWS, LNR or local geological site flagged up. Site lies outside extents of limestone pavement order. Priority habitat zoning limited to deciduous broadleaved woodland, noted as low-density & low-confidence, bird species habitat limited to woodland/farmland etc.
Potential for Protected Species?	Don't know Unknown - subject to ecological habitat survey

Well related to existing settlement?	On the edge of an existing settlement The site is well related to Grange-over-Sands although just outside the settlement boundary. In relation to existing development the site is potentially an infill site, immediately flanking the boundary of the existing Settlement Boundary and recent housing development.
Good access to services and facilities by sustainable travel?	A good range of facilities Grange-over-Sands facilities and town centre are within 10-15 mins walking distance.
Protected trees?	No Recent consent for tree works (removal of decayed timber) confirmed the trees on site are not subject to TPOs.
Public Rights of Way?	Yes A public right of way FP 526009 skirts the southern boundary of the site (refer Cumbria Definitive PROW map)
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	Yes Site is located within Grange-over-Sands Conservation Area (SLDC Local Plan).
Listed buildings on/near site?	Yes A listed out barn is located in the next field but setting would not be adversely affected by development of the site given other neighbouring development.
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No Access to neighbouring land at existing access point would need be resolved in line with re-configured main site access

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	There is scope for a sustainable approach above and beyond Building Regulations standards to promote development using innovative construction methods, such as the PassivHaus standards for insulation, airtightness and low energy input; , design & layout / orientation of the site and dwellings, building fabric, sustainable heating systems such as ASHP and MVHR. The rock formation provides challenges but also opportunities to attempt an innovate approach to foundations and layout.
Social/ environmental/ economic benefits?	There is scope to develop this site as an exemplar sustainable housing development incorporating affordable or specialist housing, in a mixed-tenure scheme designed and constructed to innovative and highly sustainable standards, subject to viable development and funding solutions.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	Yes
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	[Notes only : Restrictive covenant preventing further quarrying / stone extraction on the site. Mention of historic covenants with dates given but no documents/evidence to indicate what the covenants are. Mention of covenant to inform adjoining owner if more than 6 houses are proposed to be built.



Question	Submitted Information
	Mention of installing drain/sewer suitable for housing on both this site and adjoining site for benefit of adjoining owner]
Available?	Immediately Available - timeframe will be subject to planning process
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	Yes
Viability concerns?	Yes Challenges with rock formation and levels may provide a longer lead-in time for project design and the construction programme, and an additional cost element, but these aspects are not necessarily insurmountable with the correct approach.
Capable of meeting existing Local Plan policy requirements?	Yes Affordable housing provision is under consideration, subject to number of units ultimately proposed and viability aspects.

Additional Comments

Question	Submitted Information
Additional comments?	

3.2 Allithwaite

Land at junction of Allithwaite Road and Holme Lane, Allithwaite

Site Information

Question	Submitted Information
Site Name	Land at junction of Allithwaite Road and Holme Lane
Settlement/Locality	Allithwaite
Call for Sites Ref	2020-CfS-34
Site Area (ha)	1
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.00
Easting and Northing	338975 , 476155
Current Land Use and Character	Part agricultural land part residential development land with planning consent
Known previous uses on the site	Agricultural land
Character and land uses of surrounding area	Adjoins residential development and has highway access to 4 consented houses and two unconsented plots in development allocations.
Relevant planning history on site	Part of the land is in allocations in the existing local plan. Four houses are consented and started protecting development, on consent number

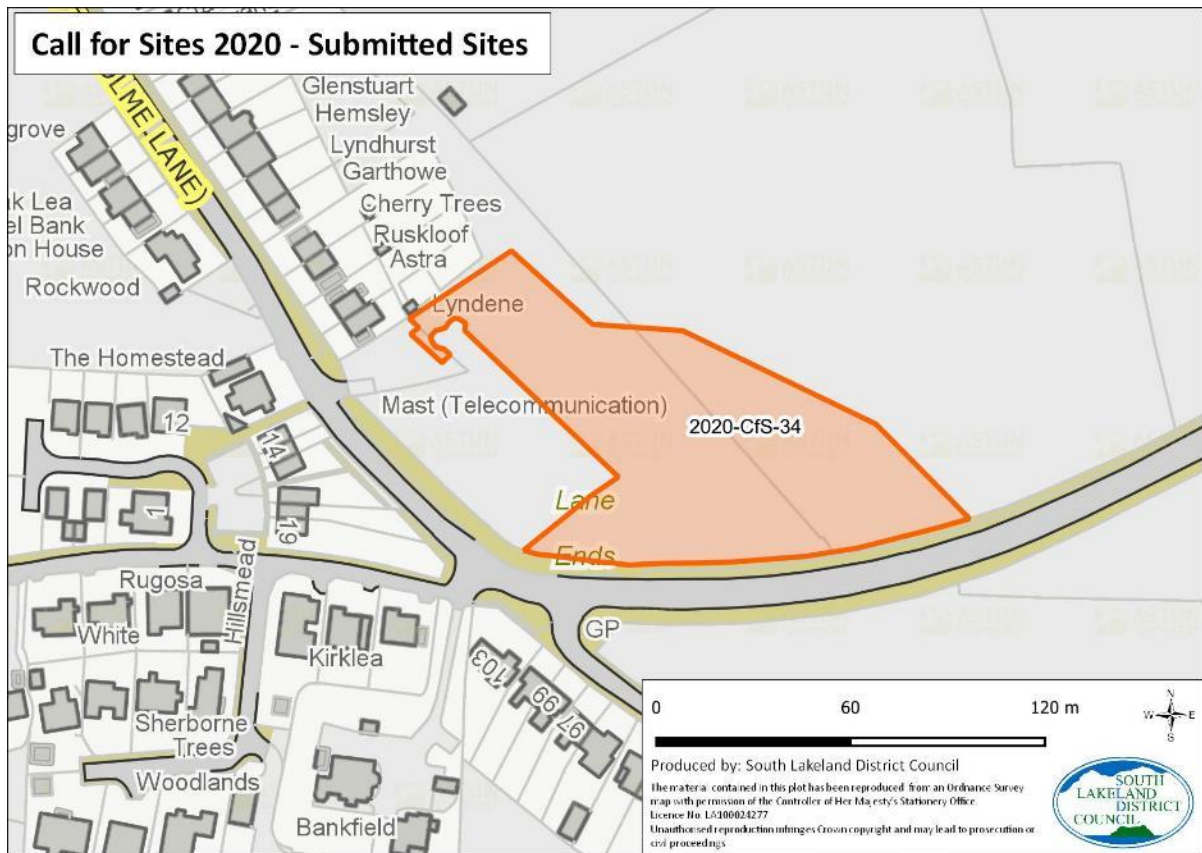


Figure 91: Land at junction of Allithwaite Road and Holme Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	8-10 houses similar to those approved. Most likely semi-detached 3-4 bedrooms. They would be sold freehold. Affordable as required by policy at the time of construction.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes existing consent for road into the land, approved and work commenced and No planning secured
Steeply Sloping?	No



	It is gently sloping and residential development is perfectly achievable and practical
Known utilities or infrastructure on/under site that would present a constraint?	No It is a clean greenfield site with good road access and good access to utility services and to public services
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	No nothing of note to prevent development, but hedges and walls to establish and protect the development and contain it naturally
Flood Zone?	Flood Zone 1 elevated land at the higher end of Allithwaite with no flood risk and perfectly capable of rainwater containment within the site on a SUDS designed system
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No The site is adjacent to established and recent housing development with no pollution or contamination or other environmental hazards
Nature and Geological Sites?	No
Potential for Protected Species?	Yes It currently has no protected species but forms habitat by virtue of it being agricultural land on the edge of an established residential settlement, this status would continue with development
Well related to existing settlement?	On the edge of an existing settlement

Good access to services and facilities by sustainable travel?	A good range of facilities Allithwaite is south of Grange Over Sands which has full community and social, health and public services as an SLDC dormitory town. It is 15 minutes by public transport to Grange and 5 minutes to a main line railway station at Kents Bank linking to Carlisle, Oxenholme, and all points on the west coast line.
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No It is a perfect site for residential development on the edge of a sustainable settlement close to other amenities, with good utility access, good vehicular access and no contamination or restrictions

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is large enough to accommodate SUDS, it can be used to alleviate local road flooding. It is large enough to accommodate environmental and habitat provisions. Houses can incorporate renewable energy technologies.
Social/ environmental/ economic benefits?	It would provide needed residential development to a settlement that would benefit from an influx of young people to sustain the educational services locally. It would provide an increase of local population to ensure that public services are maintained and viable. Habitat and renewable energies can be accommodated on the site.



Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Site is owned by a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	Yes
Viability concerns?	No It would be hard to find a site that is so clean and well suited to development without constraints as this site
Capable of meeting existing Local Plan policy requirements?	Yes



Additional Comments

Question	Submitted Information
Additional comments?	<p>The land has been subject of planning applications and land allocations. In one application highways and the parish council wanted the access to be to the rear of the proposed dwellings. It is this road that sits at the rear of allocated land that would serve as access to new development of limited form protecting the green gap referred to in many planning policies.</p> <p>The fact that the road is there approved and commenced means it would be illogical and a waste of resources to not build houses off this road on the Grange side. Thereby protecting the green gap. Any development on the Grange side of the approved access road would be hidden from view by the allocated development.</p> <p>Various reports have been submitted with applications to illustrate that the land is uncontaminated, accessible, sustainable, deliverable and would provide good quality housing.</p>



Land immediately south of Allithwaite adjacent to Jack Hill Lane and Blenket Farm, Allithwaite

Site Information

Question	Submitted Information
Site Name	Land immediately south of Allithwaite, adjacent to Jack Hill Lane and Blenket Farm
Settlement/Locality	Allithwaite
Call for Sites Ref	2020-CfS-51
Site Area (ha)	0.25
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.25
Easting and Northing	338686 , 476051
Current Land Use and Character	Agricultural grazing/pasture/equine Site is in the Cumbria County Landscape Character Type 3a(open farmland and pavements) however overall character is mixed with adjacent settlement fringe of Allithwaite and ancillary farm/agricultural buildings
Known previous uses on the site	Agricultural grazing/pasture/equine Site is in the Cumbria County Landscape Character Type 3a(open farmland and pavements) however overall character is mixed with adjacent settlement fringe of Allithwaite and ancillary farm/agricultural buildings
Character and land uses of surrounding area	Use of the immediate environs is grazing/equine use. To the North and east the site is tight up against existing residential properties forming the low The land to the south and west is more representative of Character Type 3a combined with longer views down towards Character areas 2c & 2d (Coastal Plain & Coastal Urban Fringe), however these views also take in more dominant elements in the short/medium distance such as outlying agricultural buildings, Blenket Wood Lodge Park, Wraysholme Farm etc..

Question	Submitted Information
	Fringe edge of Allithwaite (combined with the original farmhouse of Blenket Farm which sits within that same fringe.
Relevant planning history on site	App 5031321 LIVESTOCK BUILDING (RETROSPECTIVE) Granted with Conditions 27/11/2003

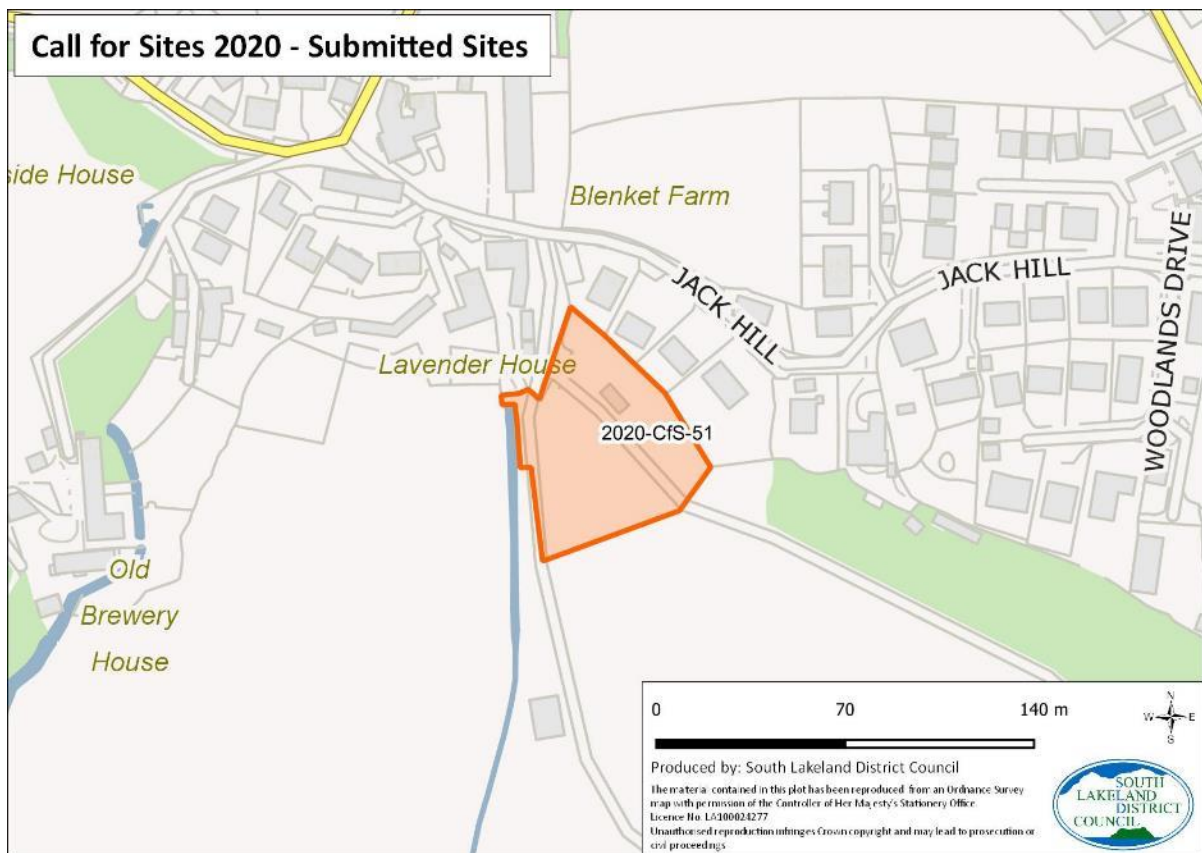


Figure 92: Land immediately south of Allithwaite, adjacent to Jack Hill Lane and Blenket Farm

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	5no houses



Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access to site available from B527 via approx. 70m along Jack Hill Lane
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Unsure
Existing Landscape Features?	No South and West boundary enclosed by existing stock fence. East boundary enclosed by wooded bank with some natural regeneration/scrub/tree growth within the east side of the site around the existing agricultural building.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	Don't know
Potential for Protected Species?	Don't know
Well related to existing settlement?	On the edge of an existing settlement

	Site relates to existing south edge of Allithwaite, with residential properties immediately on the East and North boundaries
Good access to services and facilities by sustainable travel?	A good range of facilities Post Office/shop in the immediate vicinity of Allithwaite, full range of facilities available in Grange (approx. 1.7 miles) Secondary school located in Cartmel (approx.1.7miles) Access to A590 approx 14 mins driving time (Haverthwaite) Railway stations available at Kents Bank (1 mile) & Cark (2 miles).
Protected trees?	Don't know
Public Rights of Way?	Yes PROW follows immediate west boundary of site along extg track to Blenkett Wood Lodge Park for approx. 250 m prior to leaving the track and heading south to Humphrey Head
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Site will comply as much as practicable
Social/ environmental/ economic benefits?	Housing needs

Site Availability and Achievability



Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	Yes
Comments	Third party access easement along East edge of site to Blenkett Wood Lodge Park which can be accommodated into a potential scheme.
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	



Land to north of Bracken Edge, Holme Lane, Allithwaite

Site Information

Question	Submitted Information
Site Name	Land to north of Bracken Edge, Holme Lane
Settlement/Locality	Allithwaite
Call for Sites Ref	2020-CfS-61
Site Area (ha)	5.11
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	5.11
Easting and Northing	338883 , 476564
Current Land Use and Character	Pastoral
Known previous uses on the site	Grazing – on annual licence to local farmer
Character and land uses of surrounding area	Adjoins former Local Plan Development boundary of Allithwaite – residential properties to the west and north.
Relevant planning history on site	

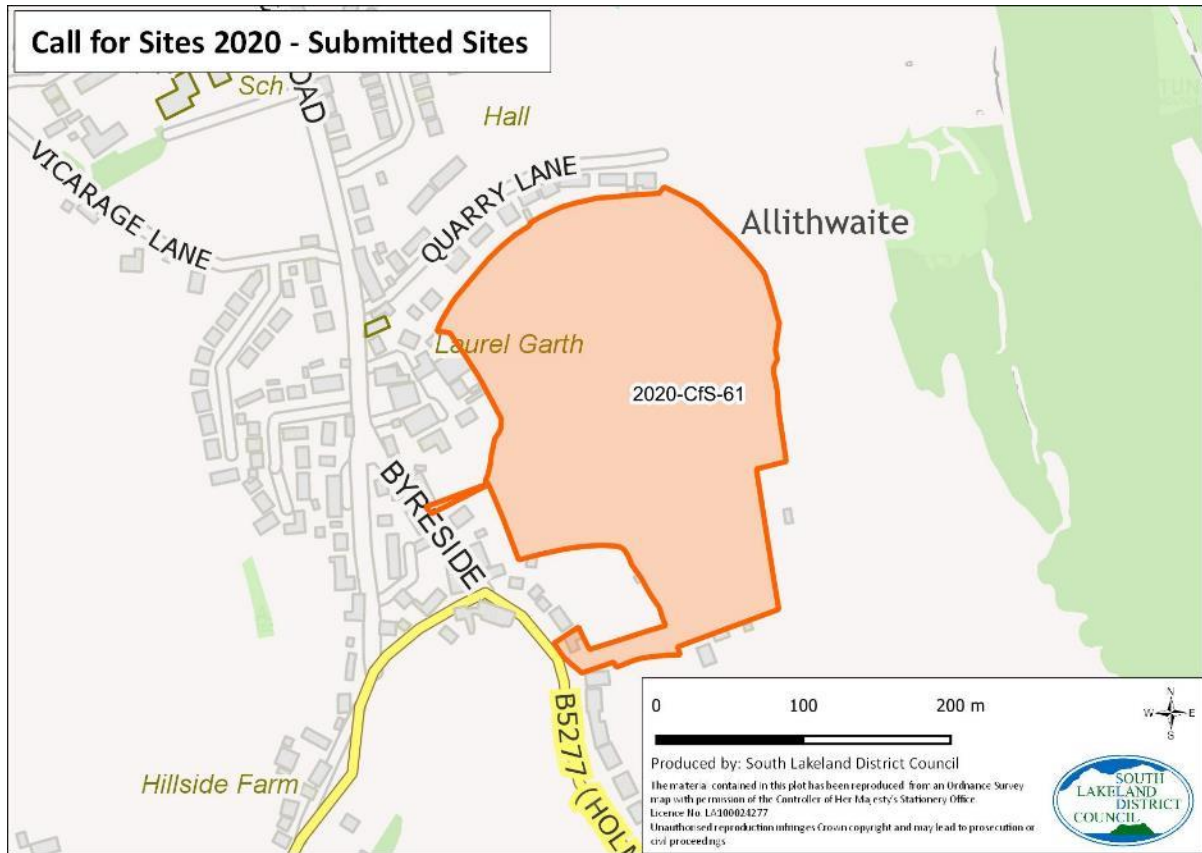


Figure 93: Land to north of Bracken Edge, Holme Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	This site comprised the majority, but not all, of site ref RN230 that was assessed in association with the current local plan. It can be developed as a whole or partially as required.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Current access can be improved should it be necessary by either demolishing the front boundary wall to the property to the north of the main access point from Holme Lane, known as Ash View or by demolishing Ash View altogether. This property is

	within the control of the promoting family and is therefore included within the red line.
Steeply Sloping?	No Site is largely level, gently sloping in places
Known utilities or infrastructure on/under site that would present a constraint?	Don't know
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes The site comprises three fields and within the entire site there are a number of trees and extensive hedgerows, the majority of which could be retained by an appropriate layout.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No Previous assessment refers to 10% of site having surface water issues
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No Site sits between village and Wartbarrow escarpment and SSSI
Potential for Protected Species?	Don't know
Well related to existing settlement?	On the edge of an existing settlement Site sits adjacent to existing residential development on the eastern side of Allithwaite.

Good access to services and facilities by sustainable travel?	A good range of facilities Site has easy access to full range of facilities within Allithwaite, all of which are within a reasonable walking distance. Also on local bus route to neighbouring settlements e.g. Grange -over- Sands.
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No Residential use would be compatible with existing surrounding uses.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Depending on scale of development allowed a whole range of renewable energy technologies can potentially be used on this site ; solar, air source, ground source etc. Site is approximately 1k from Kents Bank railway station and is on bus routes to surrounding settlements.
Social/ environmental/ economic benefits?	Opportunity to enhance the landscape, biodiversity and village character as well as provide the whole of required housing.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by: Multiple Ownership	No



Question	Submitted Information
Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	Yes No No No No No No
Comments	<p>The owners of “Brakenedge”; the land in the south eastern corner of the eastern field; and the land immediately to the rear of “Ash View” all have a right of way over the existing access track to their land/property. This can easily be accommodated into any housing layout without prejudicing the development of the site.</p> <p>Opportunities exist to provide a range of footway /cycle routes linking the site to the village. A second access point exists adjacent to Leaside Barn - see site plan.</p>
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes Owners are aware of current 35% affordable housing requirements and the implications that this has regarding site value, viability, Community Infrastructure Levy and planning policy compliance.



Additional Comments

Question	Submitted Information
Additional comments?	<p>This site comprises three fields, and although it is all included within this submission it is certainly possible to develop just part of it should the Council consider that to develop it all would be out of keeping with the scale of the Allithwaite at the current time, or have an adverse impact on some of the neighbouring residential properties. Its size does have the advantage of having available plenty of land for landscaping, public open space etc that could enhance the form and character of the village and its distinctive landscape setting.</p>



Clover Field, north east of Bracken Edge, Holme Lane, Allithwaite

Site Information

Question	Submitted Information
Site Name	Clover Field, north east of Bracken Edge
Settlement/Locality	Allithwaite
Call for Sites Ref	2020-CfS-16
Site Area (ha)	0.2
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.20
Easting and Northing	338926 , 476405
Current Land Use and Character	Agriculture
Known previous uses on the site	Agriculture
Character and land uses of surrounding area	Agriculture
Relevant planning history on site	

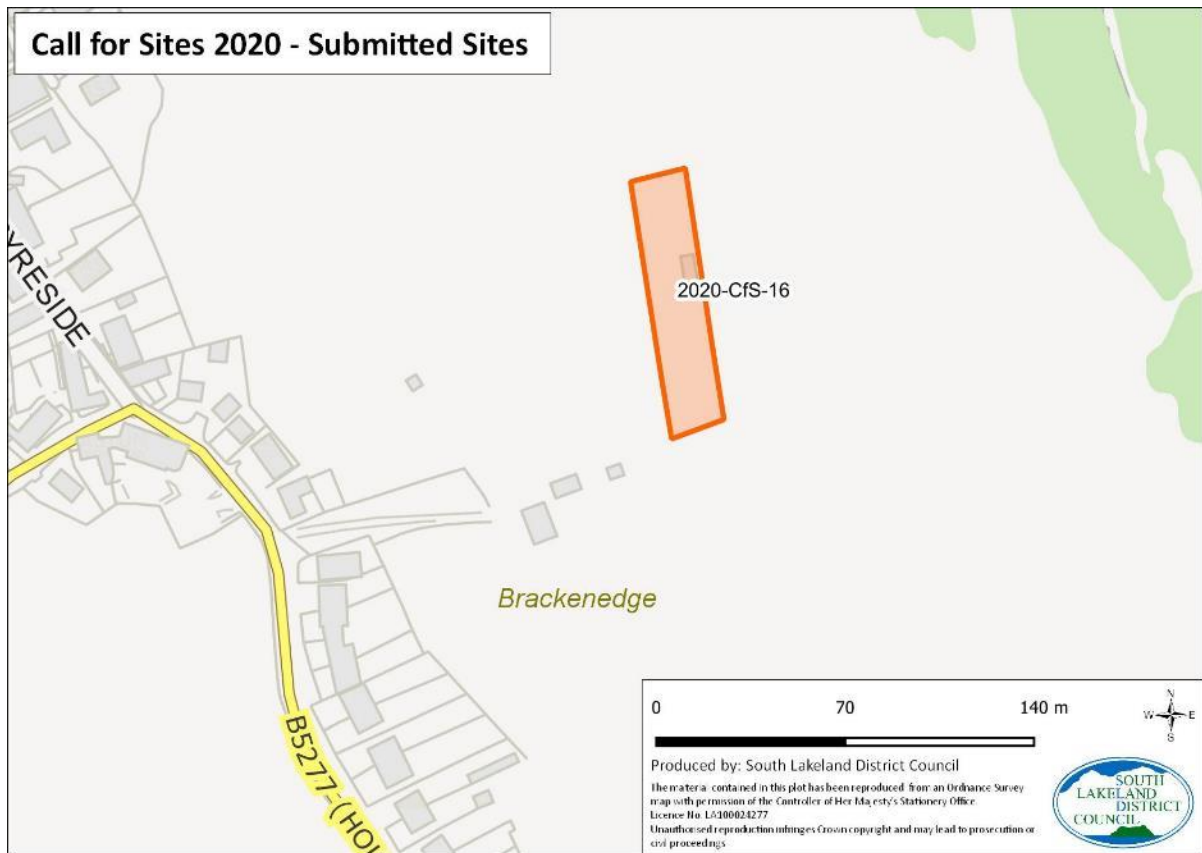


Figure 94: Land at Clover Field, north east of Bracken Edge

Proposed Use

Question	Submitted Information
Proposed Use	development land
Additional information on proposed development	For housing

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	Don't know
Access to the following?	

Mains Water	No
Mains Sewerage	No
Electrical Supply	Yes
Gas Supply	No
Landline Telephone	No
Superfast Fibre Broadband	No
Existing Landscape Features?	Don't know
Flood Zone?	Don't know
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	Not related to an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	Don't know
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	If planning was granted then a eco house or houses would be able to be built on the land. With the necessary materials to make the house/houses as eco-friendly as possible.
Social/ environmental/ economic benefits?	If the land was able to be used as development land then it would provide more houses that are needed in the community.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes



Additional Comments

Question	Submitted Information
Additional comments?	I am applying on behalf of my father, as he hasn't any internet access or mobile.



Land adjoining Tally Ho, adjacent to Greendales off Church Rd, Allithwaite

Site Information

Question	Submitted Information
Site Name	Land adjoining Tally Ho, adjacent to Greendales off Church Rd
Settlement/Locality	Allithwaite
Call for Sites Ref	2020-CfS-79
Site Area (ha)	7.18
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	7.18
Easting and Northing	338692 , 476915
Current Land Use and Character	Agriculture (grazing)
Known previous uses on the site	Agriculture
Character and land uses of surrounding area	Housing and Agriculture
Relevant planning history on site	No previous application

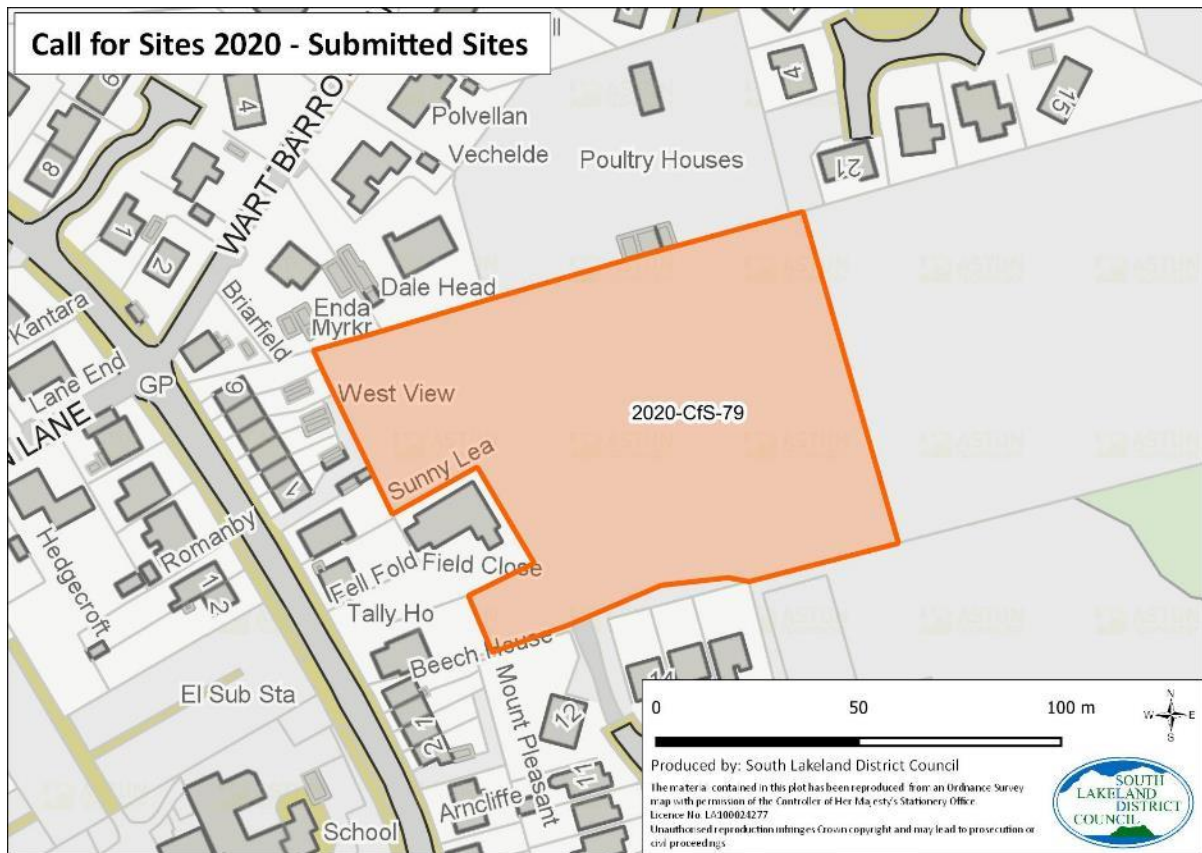


Figure 95: Land adjoining Tally Ho, adjacent to Greendales off Church Rd

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	The site is submitted for housing providing a combination of affordable and private commercial housing.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access can be gained via Greendales
Steeply Sloping?	Yes The proposed site is sloping but no more so than the adjoining Greendales site.
Known utilities or infrastructure on/under	Yes

site that would present a constraint?	There is a wayleave in existence for an electric cable.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes Dry stone wall and hedgerow.
Flood Zone?	Don't know
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No

Scheduled monuments on/near site?	No
Potential for land use conflicts?	Yes I would expect the site would be subject to objections from existing neighbours.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site would be the subject to all current SLDC planning requirements and provision could be made in any successful application for the use of renewable energy technology.
Social/ environmental/ economic benefits?	The site would attract suitable planning gain which could be used to enhance the provision of sports and other recreational activity at the nearby community centre or for the reclamation/enhancement of the nearby disused quarry on Quarry Lane.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	No No No No Yes No No No
Comments	The site is currently grass let for agricultural use together with adjoining land. We see no problems arising from the tenancy which would be modified to allow the continued use of the adjoining land.
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years



Question	Submitted Information
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	

3.3 Cark

Land south of Rosthwaite, Cark

Site Information

Question	Submitted Information
Site Name	Land south of Rosthwaite
Settlement/Locality	Cark
Call for Sites Ref	2020-CfS-89
Site Area (ha)	4
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	4.00
Easting and Northing	336497 , 476517
Current Land Use and Character	The Site comprises a single agricultural field utilised for animal grazing. It is bound by hedgerow, trees, and the River Eea along its eastern boundary and hedgerow and trees along its southern and western boundary.
Known previous uses on the site	
Character and land uses of surrounding area	The Site is bound by residential development to the north and west as well as other commercial uses in Cark. Cark Railway Station is located to the south of the Site. The land to the east comprises open agricultural land.
Relevant planning history on site	There is no relevant planning history at the Site.

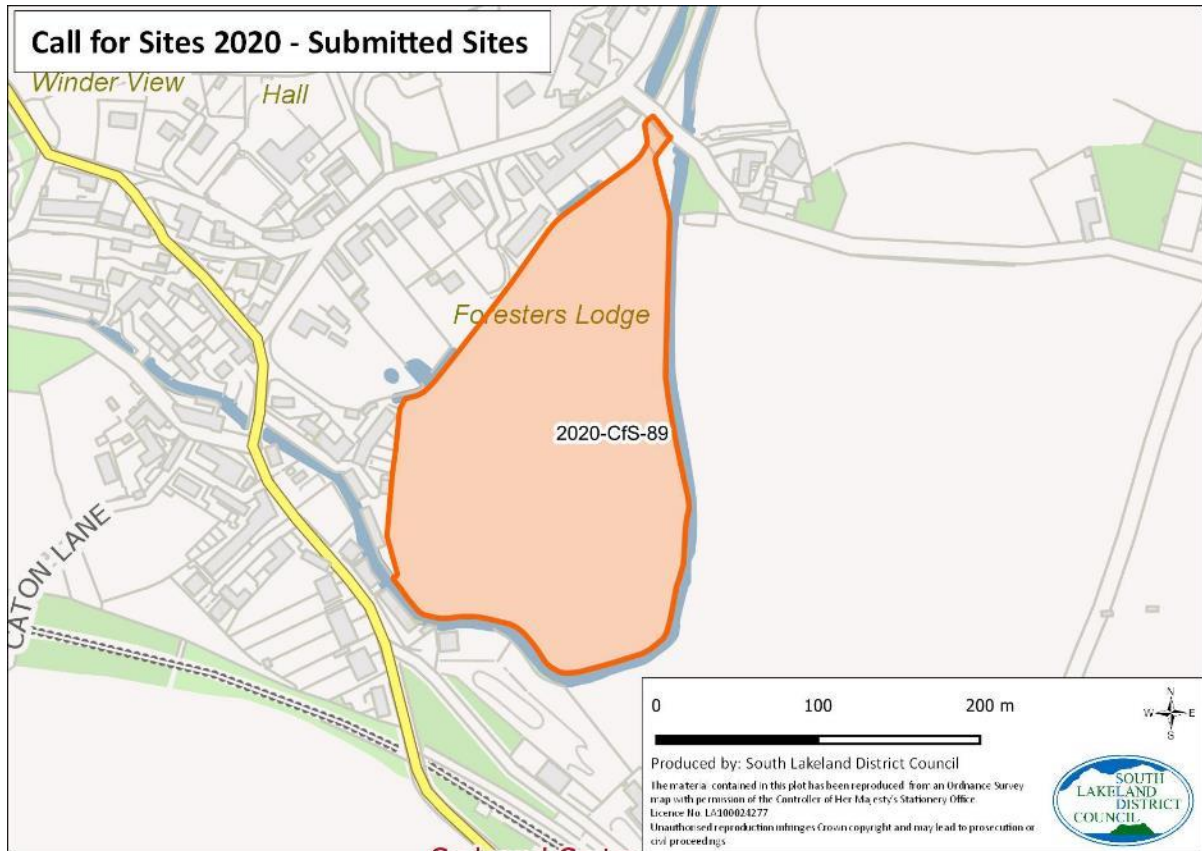


Figure 96: Land south of Rosthwaite

Proposed Use

Question	Submitted Information
Proposed Use	Residential (Use Class C3)
Additional information on proposed development	Up to 100 residential units applying the SHLAA average net density of 25 dwellings per hectare for sites larger than 2 hectares in size. Affordable housing provision would be policy compliant unless viability indicated otherwise.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes There is an existing access along Rosthwaite to the north of the Site.
Steeply Sloping?	No

	The Site appears to be relatively flat.
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes The eastern and southern boundary of the Site is bound the River Eea and trees. There is also a native hedgerow located towards the south of the Site. The features could largely be incorporated into any future development on the Site.
Flood Zone?	Flood Zone 3 As shown on the Environment Agency flood zone map below, like large parts of Cark and Flookburgh the Site is located within Flood Zones 1, 2 and 3. Further technical analysis will be undertaken to understand the extent of the flood risk area and whether this constraint can be overcome. However, the Council may have to consider allocating sites in flood risk areas if there are no other sites available to meet the housing needs of this part of the District.
Surface Water Flood Risk?	No The central and northern parts of the Site are at a very low risk from surface water flooding based on Environment Agency mapping (see below). However, the eastern and southern parts of the Site, bounding the River Eea, are identified as being medium-high risk.
Risk of Pollution, Contamination or Hazards?	No

<p>Nature and Geological Sites?</p>	<p>No Morecambe Bay Ramsar/SAC/SSSI – 1.1km to the west.</p>
<p>Potential for Protected Species?</p>	<p>Yes The trees, hedgerow, and river, provide potential ecological habitats within and around the perimeter of the Site. However, the Site otherwise comprises open grassland which is unlikely to be sensitive from an ecological perspective because it is grazed by animals.</p>
<p>Well related to existing settlement?</p>	<p>On the edge of an existing settlement The Site sits adjacent to the settlement boundary of Flookburgh/Cark and development on this Site would form a logical extension to the east of the existing settlement of Cark.</p>
<p>Good access to services and facilities by sustainable travel?</p>	<p>A good range of facilities Flookburgh and Cark together are identified as a Local Service Centre and both benefit from a range of local amenities. However, as set out in our supporting representations we believe it should be promoted to a Key Service Centre due to the range of facilities available in the two settlement. The Site is located adjacent to the settlement boundary of Cark. Amenities and facilities available, as confirmed by Holker Estates, include:</p> <ul style="list-style-type: none"> • Newsagent/small food shop • Hairdresser • 2 x pubs • Children’s playground <p>Amenities in Flookburgh are located circa. 600m to the south of the Site. As confirmed by Holker Estates this includes:</p> <ul style="list-style-type: none"> • Newsagent/small food shop • Post Office • Fish & Chip/Chinese Take Away • Baker • Chemist • 3 – 4 hairdressers

	<ul style="list-style-type: none"> • 1 pub • Primary School • Nursery • Children's playground • Car repair garages on Moor Lane
Protected trees?	<p>Don't know</p> <p>There is a strip of tree cover along the edge of the River Eea. There are also trees to the western boundary of the Site. We do not believe these are subject to a TPO. However, this should be checked with the Council's Development Management service.</p>
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	<p>Yes</p> <p>The nearest designated heritage asset is 100m to the north west of the Site, Cark Hall - North Cottage and South Cottage which is Grade II listed. In addition, the footbridge at the railway station directly to the south is Grade II listed. There are also several other Grade II listed assets in the centre of Cark to the west and Holker Hall to the north west of Cark is a Registered Park and Garden.</p> <p>Any development is unlikely to have an impact on the setting of this asset given the distance and intervening features.</p>
Scheduled monuments on/near site?	<p>Yes</p> <p>To the east of the Site is 'Peter Hill', a designated Scheduled Monument. The development of the Site would retain the setting of this heritage site which includes sits within its own field parcel.</p>
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Subject to the Site being identified as a location for growth, development proposals would seek to adhere to best practice measures in relation climate change. This would include, but not limited to, meeting or exceeding building regulations, utilising sustainable construction methods, the implementation of Travel Plans to encourage and support alternative sustainable modes of travel, achieving biodiversity net gain through the creation of new habitats and the exploration of renewable energy technology.
Social/ environmental/ economic benefits?	<p>Social:</p> <ul style="list-style-type: none"> • A contribution towards meeting the housing needs of the District and particularly the need for new homes in the Local Service Centre of Flookburgh/Cark, a sustainable location for growth. • Supporting the vibrancy and vitality of local amenities and facilities in Flookburgh/Cark. <p>Economic</p> <ul style="list-style-type: none"> • Employment of local people during the construction phase and supporting the local supply chain to ensure ongoing expenditure and employment linked to the housing and development industry. • Residents would provide a contribution in relation to Council tax. • Residents will generate expenditure to support shops and services in Flookburgh/Cark. • A contribution towards improving local infrastructure (i.e. schools and public transport). <p>Environment</p> <ul style="list-style-type: none"> • A net gain in biodiversity. • New drainage features to reduce the risk of flooding in the local area.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No



Question	Submitted Information
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No None known at this stage. The Site is perceived to be viable and deliverable.
Capable of meeting existing Local Plan policy requirements?	Yes At this stage we would expect the proposals to be able to meet the requirements of the Development Management Policies DPD. However, this would need to be reviewed upon the publication of the draft Local Plan Review.

Additional Comments

Question	Submitted Information
Additional comments?	Additional technical work in relation to flood risk and heritage is ongoing and will be shared with the Council as soon it is available. However, we consider any required mitigation can be designed into the future development of the Site.

3.4 Cartmel

Area of Search to the west of Pit Farm Racing Stables, Cartmel

Site Information

Question	Submitted Information
Site Name	Area of Search to the west of Pit Farm Racing Stables
Settlement/Locality	Cartmel
Call for Sites Ref	2020-CfS-87
Site Area (ha)	14.95
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	14.95
Easting and Northing	338409 , 478913
Current Land Use and Character	The Site includes two agricultural fields utilised for animal grazing that are separated by a native hedgerow. The site is demarcated by a native hedgerow to the north and drystone wall to the northwest.
Known previous uses on the site	
Character and land uses of surrounding area	<p>The Site is located to the east of Cartmel which largely comprises residential development with some commercial uses. It is bound by houses to the west and south, and by Pit Farm Racing Stables to the east.</p> <p>The surrounding area to the south and west is predominantly residential in character with some commercial and community uses located in Cartmel.</p> <p>The land and buildings to the north and east are primarily in agricultural use but there is a cluster of dwellings to the south east along Hags Lane.</p>
Relevant planning history on site	There is no relevant planning history at the Site.

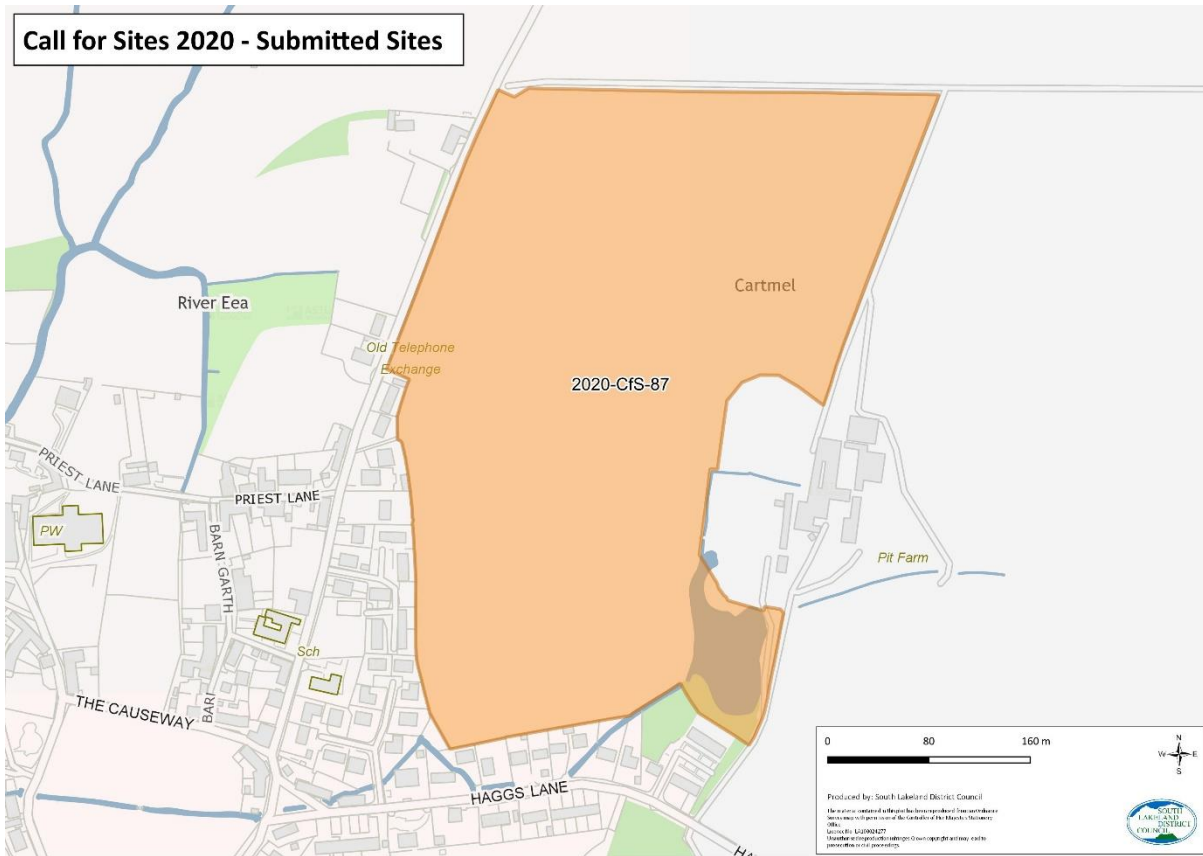


Figure 97: Land to the west of Pit Farm Racing Stables

Proposed Use

Question	Submitted Information
Proposed Use	Mixed use development
Additional information on proposed development	The Site is suitable for a mixed-use scheme with the potential to include new homes, a new cricket pitch/outdoor sports facility, community uses, public open space, and education/social facilities.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes There is no existing access into the Site. However, there is the potential to gain access from the south-eastern corner via the adjacent affordable housing scheme for 11 units granted under planning permission SL/2014/0835. Holker Estate have retained a full right of access over this land. A

	secondary access point could also be created Aynsome Road to the west.
Steeply Sloping?	No The Site appears to be relatively flat with a slight slope eastward
Known utilities or infrastructure on/under site that would present a constraint?	No There does not appear to be any utilities infrastructure within the Site. Underground utilities are currently unknown, but a survey can be provided upon request.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes The Site is demarcated by a drystone wall to the north-west, native hedgerows to the north and south west, and interspersed trees to the south-east. The features could largely be incorporated into any future development on the Site.
Flood Zone?	Flood Zone 3 As shown on the Environment Agency flood zone map attached, the Site is located almost entirely within Flood Zone 1, the lowest risk of flooding. However, a small portion of southern edge of the Site is designated as Flood Zones 2 and 3. The size and shape of the land situated outside of the flood risk area allows development to take place on the Site with the potential to utilise the remaining land as a green or blue infrastructure feature.

Surface Water Flood Risk?	Yes The Site is generally at a low risk from surface water flooding. However, the south-eastern edge of the Site is identified on the Environment Agency mapping (see below) as being high risk.
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Yes The trees, hedgerow and drystone wall provide potential ecological habitats within and around the Site. However, the field parcels are unlikely to be sensitive from an ecological perspective because it is grazed by animals.
Well related to existing settlement?	On the edge of an existing settlement The Site sits adjacent to the settlement boundary of Cartmel and development on this Site would form a logical extension to the settlement.
Good access to services and facilities by sustainable travel?	A limited range of facilities The Site is located adjacent to the Local Service Centre of Cartmel. Amenities and facilities available in the village, as confirmed by Holker Estates, include a: <ul style="list-style-type: none"> • Newsagents/small food shop • Primary School with Montessorri Nursery attached • Secondary School • Children's playground • Village Hall • 5 pubs/hotels • 2 Michelin star restaurants • Sticky Toffee Pudding shop/tearoom • Cartmel coffee shop • 3 – 4 small retail shops
Protected trees?	Don't know There are some trees located around the permitted of the southern half of the Site. We do not believe these are subject to a TPO. However, this should be

	checked with the Council's Development Management service.
Public Rights of Way?	<p>Yes</p> <p>Public footpath runs through the Site from east to west (see plan attached).</p> <p>This route could be improved and incorporated into the layout of any future proposals on the Site.</p>
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	<p>Yes</p> <p>The Site is located to the east of Cartmel Conservation Area. The Site itself is not identified as an important Townscape Feature on the Conservation Area Character Map and the map does not suggest there are any key views across the Site from within the Conservation Area.</p> <p>Development in this location is likely to be less sensitive than development to the west of the village.</p>
Listed buildings on/near site?	<p>Yes</p> <p>Within Cartmel Conservation Area there are a significant number of listed buildings and structures. These are largely located within the western part of Cartmel known as 'Church Town'. The Site sits within a separate townscape character area known as 'New Town'. The nearest heritage asset to the Site is the Grade II listed 'Cartmel Quaker Meeting House' situated 150m to the south.</p>
Scheduled monuments on/near site?	<p>Yes</p> <p>Cartmel Augustinian Priory medieval gatehouse and parts of the priory precinct' Scheduled Ancient Monument is located approximately 300m to the west of the Site. However, any development is unlikely to have an impact on the setting of this asset given the distance and intervening features.</p>
Potential for land use conflicts?	No



Benefits that site would deliver

Question	Submitted Information
<p>How will site respond to climate emergency?</p>	<p>Subject to the Site being identified as a location for growth, development proposals would seek to adhere to best practice measures in relation climate change. This would include, but not limited to, meeting or exceeding building regulations, utilising sustainable construction methods, the implementation of Travel Plans to encourage and support alternative sustainable modes of travel, achieving biodiversity net gain through the creation of new habitats and the exploration of renewable energy technology.</p>
<p>Social/ environmental/ economic benefits?</p>	<p>Social:</p> <ul style="list-style-type: none"> • A contribution towards meeting the housing needs of the District and particularly the need for new homes in the Local Service Centre of Cartmel, a sustainable location for growth. • Supporting the vibrancy and vitality of local amenities and facilities in Cartmel. • Potential for new open space, sports facilities and education facilities provided at the Site to enhance Cartmel. <p>Economic</p> <ul style="list-style-type: none"> • Employment of local people during the construction phase and supporting the local supply chain to ensure ongoing expenditure and employment linked to the housing and development industry. • Residents would provide a contribution in relation to Council tax. • Residents will generate expenditure to support shops and services in Cartmel. • A contribution towards improving local infrastructure (i.e. schools and public transport). <p>Environment</p> <ul style="list-style-type: none"> • A net gain in biodiversity. • New drainage features to reduce the risk of flooding in the local area. • Improvements to the pedestrian route through the Site.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	No No No No No No No No
Comments	As set out above, Holker Estates retain a right of access through the affordable housing scheme to the south east of the Site.
Available?	Immediately
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No None known at this stage. The Site is perceived to be viable and deliverable.
Capable of meeting existing Local Plan policy requirements?	Yes At this stage we would expect the proposals to be able to meet the requirements of the Development Management Policies DPD. However, this would need to be reviewed upon the publication of the draft Local Plan Review.



Additional Comments

Question	Submitted Information
Additional comments?	Additional technical work in relation to flood risk is ongoing and will be shared with the Council as soon it is available. However, we consider any required mitigation can be designed into the future development of the Site.



Land to the north of Priest Lane, Cartmel

Site Information

Question	Submitted Information
Site Name	Land to the north of Priest Lane
Settlement/Locality	Cartmel
Call for Sites Ref	2020-CfS-88
Site Area (ha)	1.5
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.00
Easting and Northing	338146 , 478920
Current Land Use and Character	The Site includes a single agricultural field utilised for animal grazing. It is well contained by a cluster of trees along its northern boundary, a drystone wall to the east, native hedgerows to the west and built development to the north-east and south.
Known previous uses on the site	
Character and land uses of surrounding area	The Site is located to the north of Cartmel which largely comprises residential development with some commercial uses. The Site is bound by residential properties to the south and east. The surrounding land to the north and west area are primarily in agricultural use.
Relevant planning history on site	There is no relevant planning history at the Site.

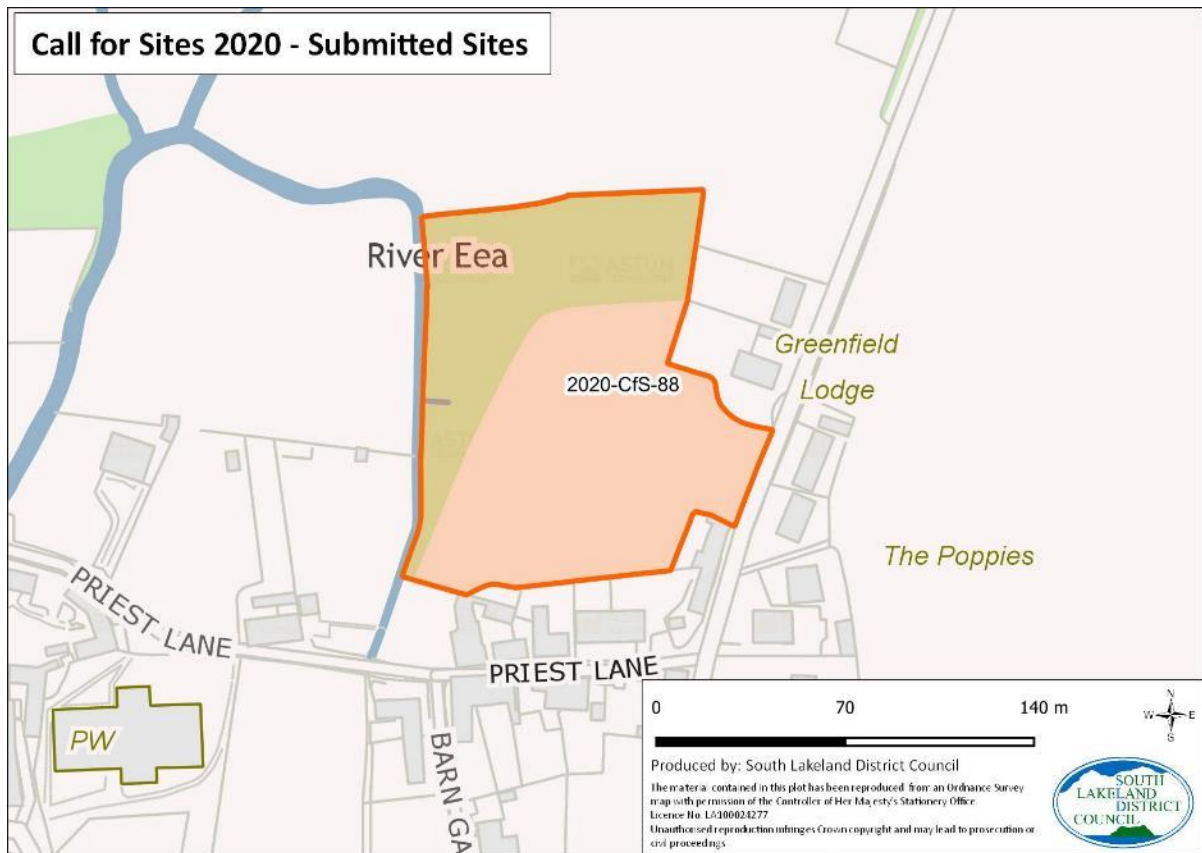


Figure 98: Land to the north of Priest Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential (Use Class C3)
Additional information on proposed development	Up to 43 residential units applying the SHLAA average net density of 43 dwellings per hectare for sites 0.4 to 2 hectares in size. Affordable housing provision would be policy compliant unless viability indicated otherwise.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes The Site benefits from existing access from Aynsome Road to the east of the Site.
Steeply Sloping?	No

	The Site appears to be relatively flat.
Known utilities or infrastructure on/under site that would present a constraint?	No There does not appear to be any utilities infrastructure within the Site. Underground utilities are currently unknown, but a survey can be provided upon request.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes The Site is demarcated by a cluster of trees along the northern boundary and by drystone wall along the eastern boundary. The western boundary of the Site is bound by a native hedgerow. The features could largely be incorporated into any future development on the Site.
Flood Zone?	Flood Zone 3 As shown on the Environment Agency flood zone map attached, the Site is located mostly within Flood Zone 1, the lowest risk of flooding. However, the northern and western parts of the Site are designated as Flood Zones 2 and 3. The size and shape of the land situated outside of the flood risk area allows development to take place on the Site with the potential to utilise the remaining land as a green or blue infrastructure feature.
Surface Water Flood Risk?	No The Site is generally at low risk from surface water flooding. However, approximately 30% of the Site (to the north and west) is identified on the Environment Agency mapping (see below) as being low-high risk.
Risk of Pollution, Contamination or Hazards?	No

Nature and Geological Sites?	No
Potential for Protected Species?	Yes The trees, hedgerow and drystone wall provide potential ecological habitats around the perimeter of the Site. However, the field itself is unlikely to be sensitive from an ecological perspective because it is grazed by animals.
Well related to existing settlement?	On the edge of an existing settlement The Site sits adjacent to the settlement boundary of Cartmel and development on this Site would form a logical extension to the settlement.
Good access to services and facilities by sustainable travel?	A limited range of facilities The Site is located adjacent to the Local Service Centre of Cartmel. Amenities and facilities available in the village, as confirmed by Holker Estates, include a: <ul style="list-style-type: none"> • Newsagents/small food shop • Primary School with Montessorri Nursery attached • Secondary School • Children's playground • Village Hall • 5 pubs/hotels • 2 Michelin star restaurants • Sticky Toffee Pudding shop/tearoom • Cartmel coffee shop • 3 – 4 small retail shops
Protected trees?	No There are some trees located to the north of the Site. They are protected due to the fact they are located within the Conservation Area. They would be retained as part of any future development.
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	Yes

	<p>The Site is located within Cartmel Conservation Area.</p> <p>The Site itself is not identified as an important Townscape Feature on the Conservation Area Character Map. Although there are key views from Priest Lane across the open countryside to the north.</p> <p>Pulling back the development from the flood risk area would mean the new homes would sit behind the existing development on Priest Lane. This will consequently protect the important open views across the countryside to the north.</p>
<p>Listed buildings on/near site?</p>	<p>Yes</p> <p>Within the Conservation Area there are a significant number of listed buildings and structures. These are largely located within the western part of Cartmel known as 'Church Town'. The Site sits within a separate townscape character area known as 'New Town'.</p> <p>The nearest designated heritage assets to the Site are the Grade II listed 'Greencroft', 'Hazeldene' and 'Yew Tree Cottage' approximately 50m to the south along Priest Lane.</p> <p>Again, pulling back the development to sit behind the dwellings to the south of the Site on Priest Lane would minimise any perceived impact on these designated heritage assets.</p>
<p>Scheduled monuments on/near site?</p>	<p>Yes</p> <p>'Cartmel Augustinian Priory medieval gatehouse and parts of the priory precinct' Scheduled Ancient Monument is located approximately 150m to the west of the Site.</p> <p>However, any development is unlikely to have an impact on the setting of this asset given the distance and intervening tree coverage.</p>
<p>Potential for land use conflicts?</p>	<p>No</p>

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Subject to the Site being identified as a location for growth, development proposals would seek to adhere to best practice measures in relation climate change. This would include, but not limited to, meeting or exceeding building regulations, utilising sustainable construction methods, the implementation of Travel Plans to encourage and support alternative sustainable modes of travel, achieving biodiversity net gain through the creation of new habitats and the exploration of renewable energy technology.
Social/ environmental/ economic benefits?	<p>Social:</p> <ul style="list-style-type: none"> • A contribution towards meeting the housing needs of the District and particularly the need for new homes in the Local Service Centre of Cartmel, a sustainable location for growth. • Supporting the vibrancy and vitality of local amenities and facilities in Cartmel. <p>Economic</p> <ul style="list-style-type: none"> • Employment of local people during the construction phase and supporting the local supply chain to ensure ongoing expenditure and employment linked to the housing and development industry. • Residents would provide a contribution in relation to Council tax. • Residents will generate expenditure to support shops and services in Cartmel. • A contribution towards improving local infrastructure (i.e. schools and public transport). <p>Environment</p> <ul style="list-style-type: none"> • A net gain in biodiversity. • New drainage features to reduce the risk of flooding in the local area.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership	No

Question	Submitted Information
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	5 - 10 years
Site Progress?	Site is under option to a developer
Timescale for Development?	6 - 10 years
Constraints affecting development?	No
Viability concerns?	No None known at this stage. Like the adjoining land already allocated for development, the Site is perceived to be viable and deliverable.
Capable of meeting existing Local Plan policy requirements?	Yes At this stage we would expect the proposals to be able to meet the requirements of the Development Management Policies DPD. However, this would need to be reviewed upon the publication of the draft Local Plan Review.

Additional Comments

Question	Submitted Information
Additional comments?	Additional technical work in relation to flood risk and heritage is ongoing and will be shared with the Council as soon it is available. However, we consider any required mitigation can be designed into the future development of the Site.

3.5 Flookburgh

Land lying east of Green Lane, Flookburgh

Site Information

Question	Submitted Information
Site Name	Land lying east of Green Lane
Settlement/Locality	Flookburgh
Call for Sites Ref	2020-CfS-7
Site Area (ha)	1.03
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.03
Easting and Northing	336945 , 475982
Current Land Use and Character	Pastoral, grazing land for sheep.
Known previous uses on the site	Arable hay field
Character and land uses of surrounding area	Housing nearby and also pastoral grazing fields
Relevant planning history on site	Never applied for planning

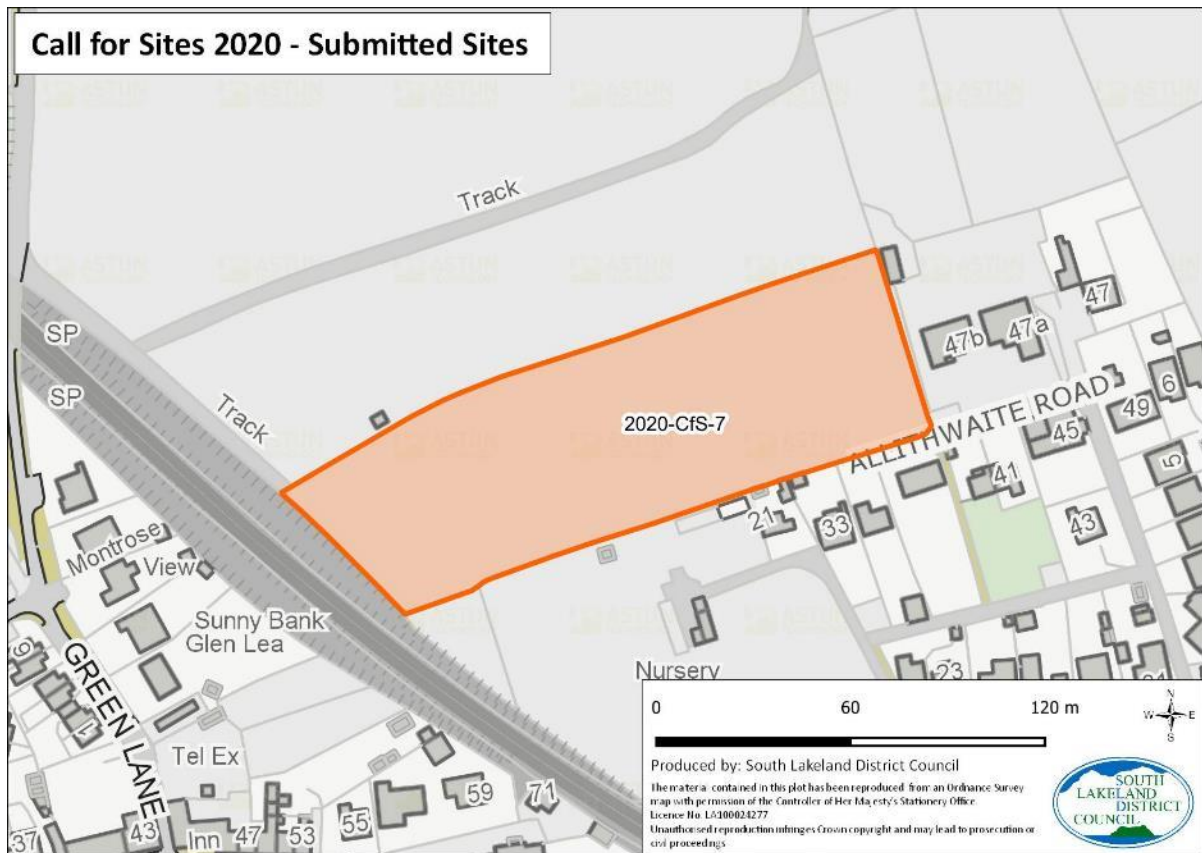


Figure 99: Land to the east of Green Lane

Proposed Use

Question	Submitted Information
Proposed Use	Housing development
Additional information on proposed development	Housing development for mixed housing, including affordable housing for local people and in keeping with the area. Mixture of houses and bungalows would be ideal.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Narrow lane access to the land currently off Green Lane Flookburgh. ? Land access may be sought from Allithwaite road B5277 off the current housing estate.

	<p>?land access may be sought through the land titled as the 'Nursery' off the B5277 as this site already has approved planning for dwellings.</p> <p>I will submit a copy of the land registry plan via separate email showing the plan of the proposed site and the current access point.</p>
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No Sewerage mains are located on the boundary of the land.
Access to the following?	
Mains Water	Could readily be provided
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Could readily be provided
Landline Telephone	Could readily be provided
Superfast Fibre	Unsure
Broadband	
Existing Landscape Features?	Yes The land is all bordered with hedgerows and fencing. Otherwise, it is a pasture field free from trees, water, overhead cables etc.
Flood Zone?	Don't know No flooding problems in this area
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	Within an existing settlement Please see additional land registry map I will email this separately.

Good access to services and facilities by sustainable travel?	A good range of facilities All easy walking to the doctors, chemist, post office, local shop and bakery, hair dressers, pubs, school and playground, train station and bus route. Good walks on the doorstep with plenty of open space near the sea.
Protected trees?	No No trees.
Public Rights of Way?	No No rights of way. Freehold land and have sole use of it.
Currently used for sport or recreation?	No No, pastoral land.
Access rights over land?	No None
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No None.
Scheduled monuments on/near site?	No None
Potential for land use conflicts?	No Please see the additional land registry map I will email separately. There are housing developments surrounding two sides of the land.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	I would hope that it would respond favourably.
Social/ environmental/ economic benefits?	Local housing for families and older people which is in high demand within this area. The area provides a good quality of life for people. Easy access to the A590 and local hospitals. If local families could live closer together in an area they love then there would be less car pollution as they wouldn't have to travel. Lots of grandparents help with childcare in our area and having additional



Question	Submitted Information
	housing would help to keep families closer to one another.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Don't know
Capable of meeting existing Local Plan policy requirements?	Yes



Additional Comments

Question	Submitted Information
Additional comments?	Separate email will include: <ul style="list-style-type: none">-Land Registry, official copy of title plan CU258319-Official copy of register of title number CU258319 for [REDACTED] as proof of ownership of the land-Solicitor letter confirming [REDACTED] name and address-Written confirmation that [REDACTED] is willing to make the site available for housing development.



Land to the east of Winder Lane, Flookburgh

Site Information

Question	Submitted Information
Site Name	Land to the east of Winder Lane
Settlement/Locality	Flookburgh
Call for Sites Ref	2020-CfS-35
Site Area (ha)	1.2
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.20
Easting and Northing	336431 , 475597
Current Land Use and Character	agriculture
Known previous uses on the site	agriculture
Character and land uses of surrounding area	School to one side and farm to the other
Relevant planning history on site	

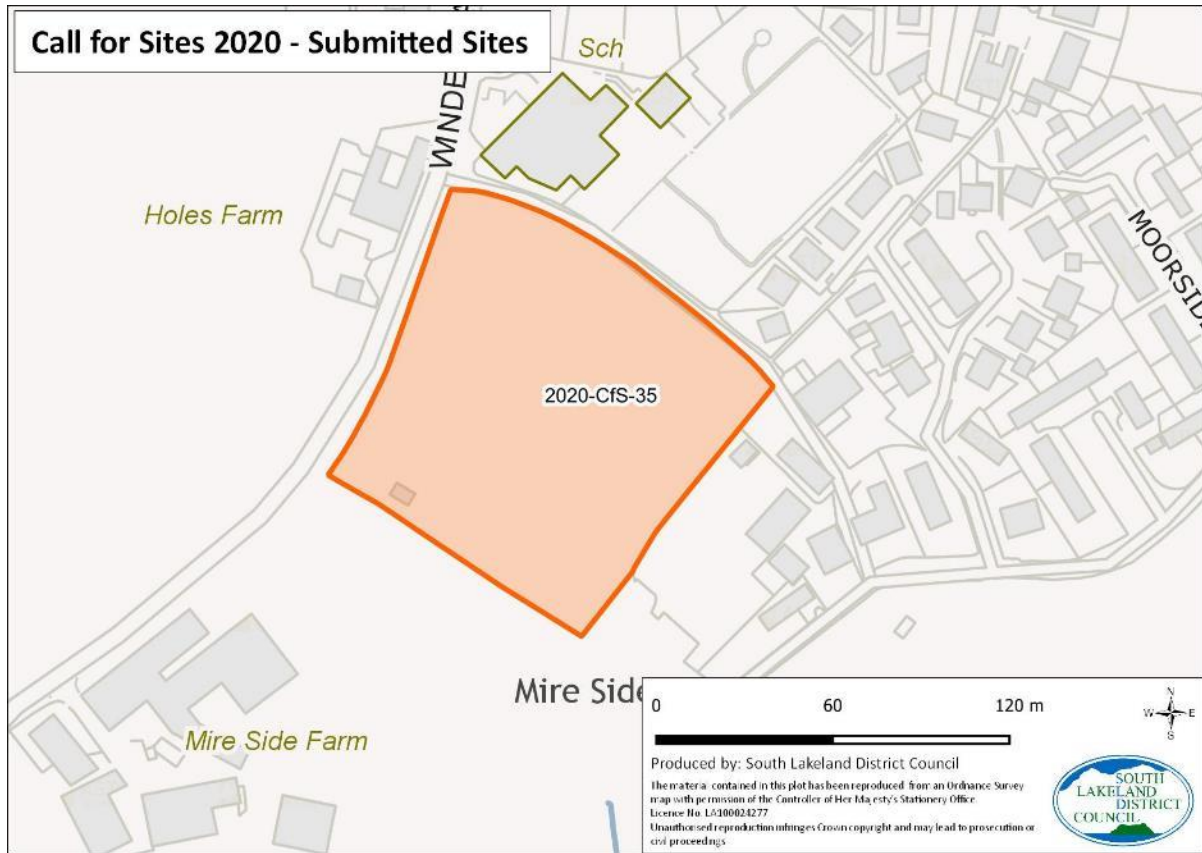


Figure 100: Land to the east of Winder Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	Housing – number of houses to be confirmed. Additional parking possible for school

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	Don't know
Access to the following?	

Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	No
Flood Zone?	Don't know
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	Yes bridleway between school and field
Currently used for sport or recreation?	No
Access rights over land?	Don't know
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No



Potential for land use conflicts?	No
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Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	No comments given
Social/ environmental/ economic benefits?	No comments given

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Land to the east of Moor Lane, Flookburgh

Site Information

Question	Submitted Information
Site Name	Land to the east of Moor Lane
Settlement/Locality	Flookburgh
Call for Sites Ref	2020-CfS-90
Site Area (ha)	1.95
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.95
Easting and Northing	336778 , 475605
Current Land Use and Character	The Site comprises scrubland vegetation. It is contained by trees and vegetation to the north, east and west and the southern boundary is demarcated by a native hedgerow.
Known previous uses on the site	
Character and land uses of surrounding area	<p>The surrounding area to the north and west of the Site is predominantly residential in character. There are also several commercial and community uses to the north in the centre of Flookburgh.</p> <p>In the wider area, there is a modest industrial estate located approximately 200m to the south which is separated from Flookburgh by fields. Willow Tree Caravan Park is also situated 200m to the south.</p> <p>The Site is bound by agricultural fields to the south and east, with additional agricultural fields extending eastwards.</p>
Relevant planning history on site	There is no relevant planning history at the Site.

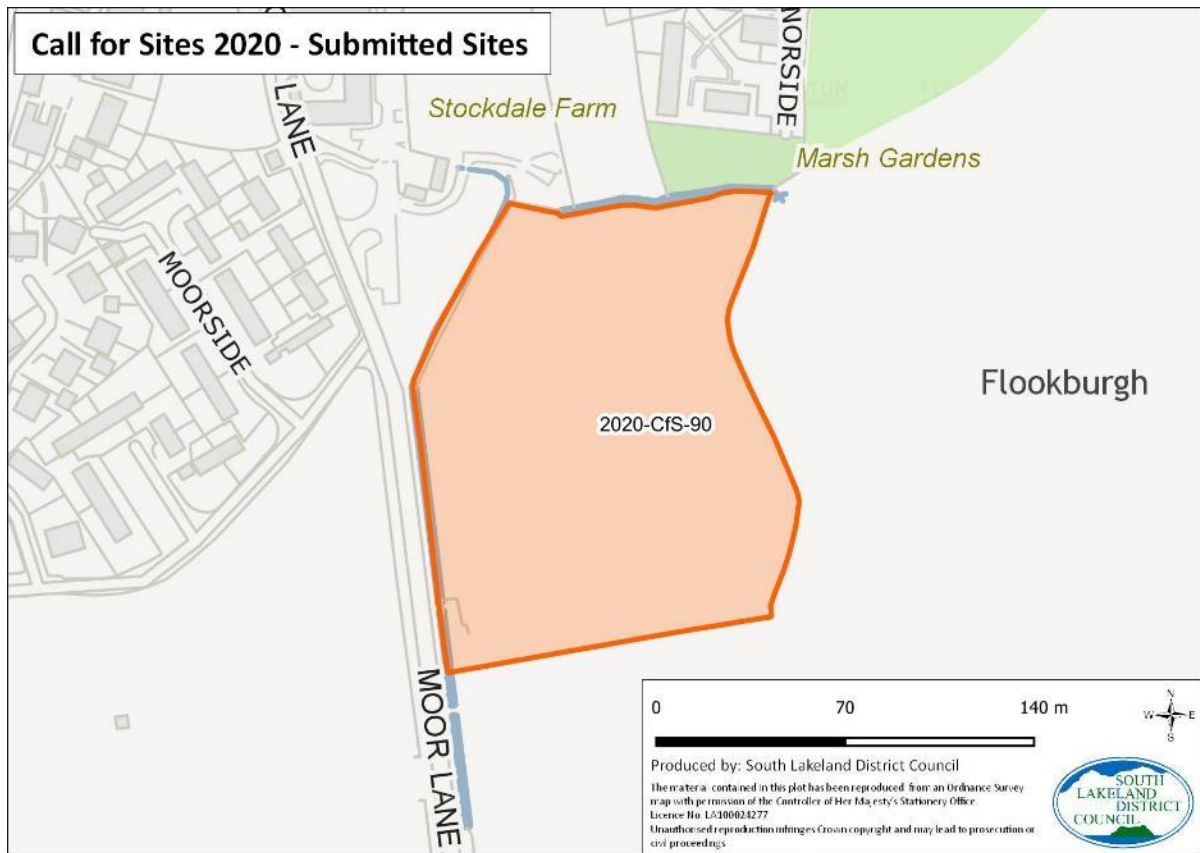


Figure 101: Land to the east of Moor Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential (Use Class C3)
Additional information on proposed development	Up to 83 residential units applying the SHLAA average net density of 43 dwellings per hectare for sites 0.4 to 2 hectares in size. Affordable housing provision would be policy compliant unless viability indicated otherwise.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes The Site benefits from an existing access from the south west corner via Moor Lane.
Steeply Sloping?	No

	The Site appears relatively flat, with a gentle slope down northward.
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes The Site is contained by trees and vegetation to the north, east and west and is demarcated by a hedgerow to the south. The features could largely be incorporated into any future development on the Site
Flood Zone?	Flood Zone 3 As shown on the Environment Agency flood zone map attached, the Site is located entirely within Flood 3. However, the Site is also identified as an Area benefitting from flood defences. Further technical analysis will be undertaken to understand the extent of the flood risk area, its defences and whether this constraint can be overcome. However, the Council may have to consider allocating sites in flood risk areas if there are no other sites available to meet the housing needs of this part of the District.
Surface Water Flood Risk?	No Most of the Site has a low risk from surface water flooding based on Environment Agency mapping (see below).
Risk of Pollution, Contamination or Hazards?	No

<p>Nature and Geological Sites?</p>	<p>No Morecambe Bay Ramsar/SAC/SSSI – 1.5km to the west, south and east.</p>
<p>Potential for Protected Species?</p>	<p>Yes The trees, hedgerows, and scrubland provide potential ecological habitats around the perimeter and within the Site.</p>
<p>Well related to existing settlement?</p>	<p>On the edge of an existing settlement The Site sits adjacent to the settlement boundary of Flookburgh/Cark and development on this Site would form a logical extension to the southern boundary of Flookburgh.</p>
<p>Good access to services and facilities by sustainable travel?</p>	<p>A good range of facilities Flookburgh and Cark together are identified as a Local Service Centre and both benefit from a range of local amenities. However, as set out in our supporting representations we believe it should be promoted to a Key Service Centre due to the range of facilities available in the two settlement.</p> <p>The Site is located adjacent to the settlement boundary of Cark. Amenities and facilities available, as confirmed by Holker Estates, include:</p> <ul style="list-style-type: none"> • Newsagent/small food shop • Hairdresser • 2 x pubs • Children’s playground <p>Amenities in Flookburgh are located circa. 600m to the south of the Site. As confirmed by Holker Estates this includes:</p> <ul style="list-style-type: none"> • Newsagent/small food shop • Post Office • Fish & Chip/Chinese Take Away • Baker • Chemist • 3 – 4 hairdressers • 1 pub • Primary School • Nursery

	<ul style="list-style-type: none"> • Children's playground • Car repair garages on Moor Lane
Protected trees?	<p>Don't know</p> <p>There is a strip of tree cover along the edge of the River Eea. There are also trees to the western boundary of the Site. We do not believe these are subject to a TPO. However, this should be checked with the Council's Development Management service.</p>
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	<p>Yes</p> <p>The nearest designated heritage asset is the Grade II listed 'Flookburgh Farmhouse' located approximately 100m to the north of the Site. Beyond this there are several Grade II listed buildings in the centre of Flookburgh. Any development is unlikely to have an impact on the setting of these asset given the distance and intervening features.</p>
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	<p>Subject to the Site being identified as a location for growth, development proposals would seek to adhere to best practice measures in relation climate change. This would include, but not limited to, meeting or exceeding building regulations, utilising sustainable construction methods, the implementation of Travel Plans to encourage and support alternative sustainable modes of travel, achieving biodiversity net gain through the creation of new habitats and the exploration of renewable energy technology.</p>



Question	Submitted Information
Social/ environmental/ economic benefits?	<p>Social:</p> <ul style="list-style-type: none"> • A contribution towards meeting the housing needs of the District and particularly the need for new homes in the Local Service Centre of Flookburgh/Cark, a sustainable location for growth. • Supporting the vibrancy and vitality of local amenities and facilities in Flookburgh/Cark. <p>Economic</p> <ul style="list-style-type: none"> • Employment of local people during the construction phase and supporting the local supply chain to ensure ongoing expenditure and employment linked to the housing and development industry. • Residents would provide a contribution in relation to Council tax. • Residents will generate expenditure to support shops and services in Flookburgh/Cark. • A contribution towards improving local infrastructure (i.e. schools and public transport). <p>Environment</p> <ul style="list-style-type: none"> • A net gain in biodiversity. • New drainage features to reduce the risk of flooding in the local area.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Site is under option to a developer



Question	Submitted Information
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	Yes None known at this stage. The Site is perceived to be viable and deliverable.
Capable of meeting existing Local Plan policy requirements?	Yes At this stage we would expect the proposals to be able to meet the requirements of the Development Management Policies DPD. However, this would need to be reviewed upon the publication of the draft Local Plan Review.

Additional Comments

Question	Submitted Information
Additional comments?	Additional technical work in relation to flood risk at the Site and existing defences is ongoing and will be shared with the Council as soon it is available.

3.6 Witherslack (National Park so will not be considered as not in Local Plan area)

Greystones A591 Westbound Witherslack, Witherslack

Site Information

Question	Submitted Information
Site Name	Greystones, A591 Westbound Witherslack
Settlement/Locality	Witherslack
Call for Sites Ref	2020-CfS-6
Site Area (ha)	1.62
Is the site greenfield or brownfield?	Mixed
Area suitable for development (ha)	1.62
Easting and Northing	343988 , 482325
Current Land Use and Character	Employment and unused/vacant
Known previous uses on the site	Ex Little Chef restaurant and more recently a kitchen showroom
Character and land uses of surrounding area	Agricultural
Relevant planning history on site	Petrol filling station planning many years ago

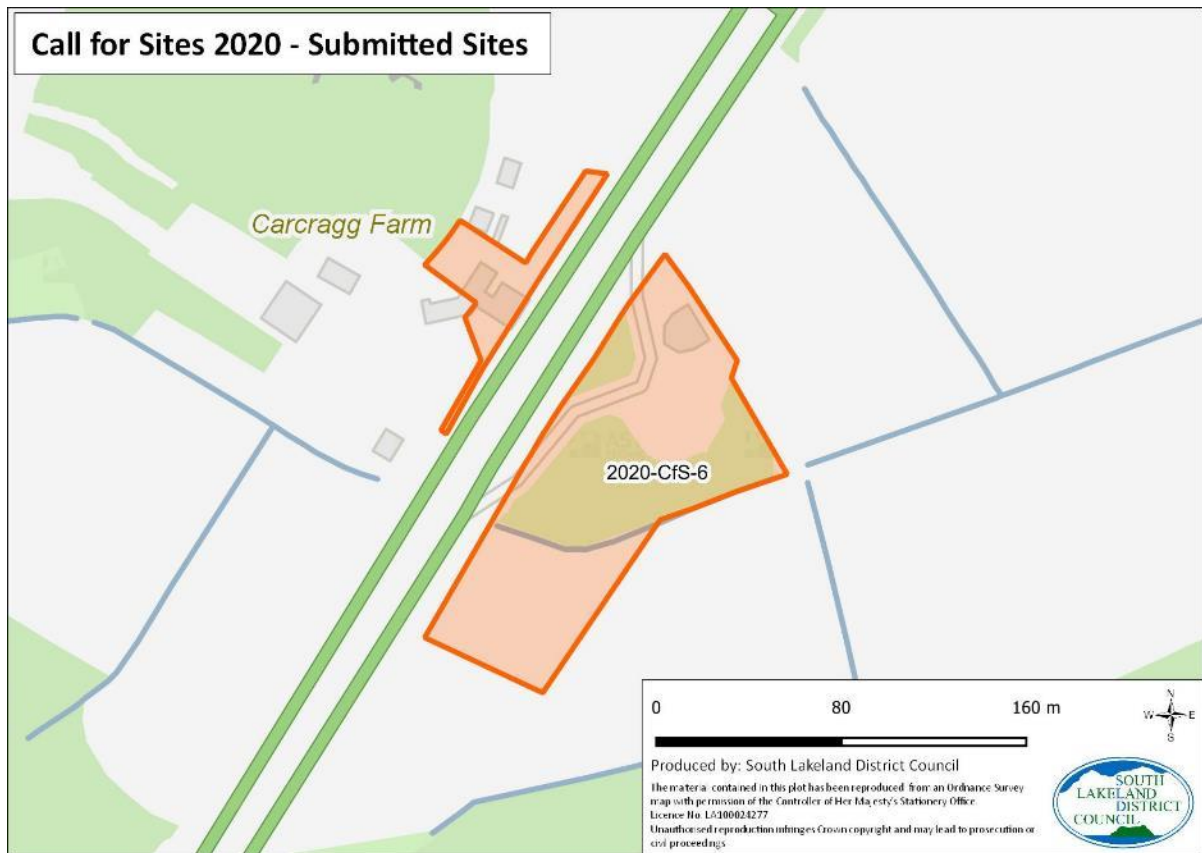


Figure 102: Land at Greystones, A591 Westbound Witherslack

Proposed Use

Question	Submitted Information
Proposed Use	Business use some office / light industrial
Additional information on proposed development	A mix of small industrial units class B1 and B2 to form a small business park for local businesses

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	Yes Overhead power cables restricting the height of development on part of the site
Access to the following?	

Mains Water	Yes
Mains Sewerage	No
Electrical Supply	Yes
Gas Supply	No
Landline Telephone	Yes
Superfast Fibre Broadband	Unsure
Existing Landscape Features?	No
Flood Zone?	Don't know
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Don't know
Well related to existing settlement?	Not related to an existing settlement
Good access to services and facilities by sustainable travel?	A limited range of facilities
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	EV charging points provided to each unit to encourage the uptake of electric vehicles to and from the site. Rent rebates to be given per unit dependant on usage.
Social/ environmental/ economic benefits?	To meet a shortage of new purpose built light industrial units to serve the local business community, creating jobs at a new site, away from residential areas . Greystones West business park will take advantage of the latest innovations in sustainable building methods to ensure the development meets the highest environmental standards. Break out areas and bio diversity measures to be included in a full landscaping scheme.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No



Question	Submitted Information
	The site has access and egress splays designed for roadside services of the past and these may require upgrading to suit the current highway standards. But the site is capable of accommodating a small business park with traffic numbers which will be far smaller than they were originally designed for.
Capable of meeting existing Local Plan policy requirements?	Don't know

Additional Comments

Question	Submitted Information
Additional comments?	



Shaping our future



SOUTH LAKELAND LOCAL PLAN 2040

4 Submitted Sites – Furness Peninsula



4.1 Ulverston

North Lonsdale Road, Ulverston

Site Information

Question	Submitted Information
Site Name	North Lonsdale Road
Settlement/Locality	Ulverston
Call for Sites Ref	2020-CfS-21
Site Area (ha)	1.36
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	1.36
Easting and Northing	330093 , 478096
Current Land Use and Character	One half currently employment, the other half (approx.) is vacant
Known previous uses on the site	Manufacturing
Character and land uses of surrounding area	Level site. Western boundary fronts North Lonsdale Road, southern boundary fronts SLDC land.
Relevant planning history on site	Ref: SL/2018/0150 Ref: SL/2018/0151 Ref: SL/2017/1025 Ref: SL/2014/1209 Ref: SL/2012/0499 Ref: 5992882

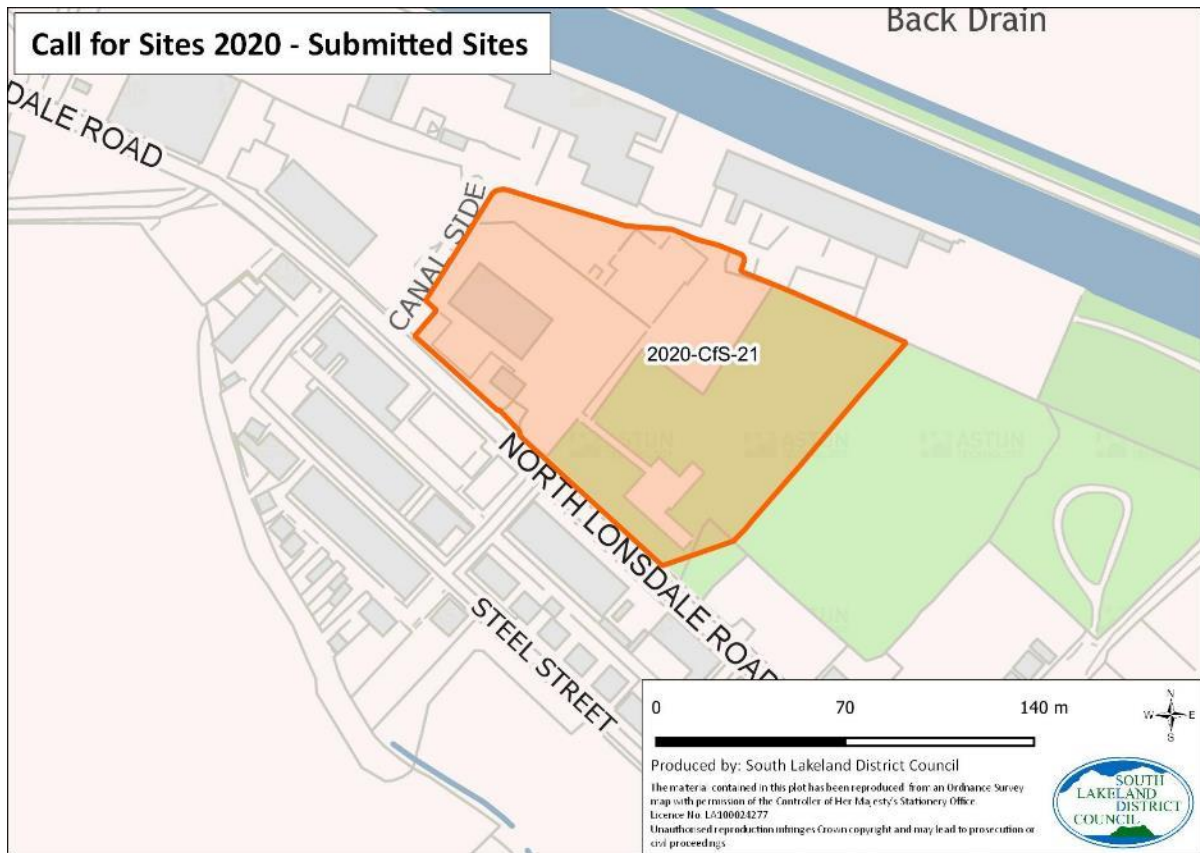


Figure 103: Land at North Lonsdale Road

Proposed Use

Question	Submitted Information
Proposed Use	Housing and / or industrial development
Additional information on proposed development	The vacant portion of the site had a planning application Ref: 5992882

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes There is an existing agreement with SLDC for access over your land on the southern boundary. This was agreed when G W Waite Ltd. did a land swap with SLDC.
Steeply Sloping?	No

Known utilities or infrastructure on/under site that would present a constraint?	Don't know
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Could readily be provided
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	No
Flood Zone?	Don't know
Surface Water Flood Risk?	Don't know
Risk of Pollution, Contamination or Hazards?	Don't know
Nature and Geological Sites?	No
Potential for Protected Species?	Don't know
Well related to existing settlement?	On the edge of an existing settlement There has been factory buildings on the site since circa 1939
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No

Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	Don't know

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Because of its convenient location, traffic will be reduced resulting in less pollution and environmental impact
Social/ environmental/ economic benefits?	Environmentally efficient housing for current and future generations

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	Unsure
Tenancy Issues	Unsure
Minerals Rights	No
Other	No
Comments	
Available?	Immediately Part of the site, to the north, has an existing lease with a tenant
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	Don't know
Viability concerns?	Don't know



Question	Submitted Information
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	

Land adjacent to Canal Basin/Booths, Ulverston

Site Information

Question	Submitted Information
Site Name	Land adjacent to Canal Basin/Booths
Settlement/Locality	Ulverston
Call for Sites Ref	2020-CfS-52
Site Area (ha)	1.5
Is the site greenfield or brownfield?	Mixed
Area suitable for development (ha)	1.50
Easting and Northing	29468 , 78535
Current Land Use and Character	<p>Mixed use of agricultural grazing/pasture (1.23hec.) and industrial use (0.27hec).</p> <p>Industrial use is enclosed within a compound immediately adjacent to the A590 at the west end of the site while the agricultural land extends to the east parallel to the canal</p> <p>Site is within Cumbria County Landscape Character Type 00 (Urban)</p>
Known previous uses on the site	<p>Mixed use of agricultural grazing/pasture (1.23hec.) and industrial use (0.27hec).</p> <p>Industrial use is enclosed within a compound immediately adjacent to the A590 at the west end of the site while the agricultural land extends to the east parallel to the canal</p> <p>Site is within Cumbria County Landscape Character Type 00 (Urban)</p>
Character and land uses of surrounding area	<p>Use of the immediate site is grazing with a small area of industrial (scrap metal) adjacent to the A590.</p> <p>The immediate south boundary is formed by Ulverston Canal and the associated towpath, beyond which the use is mixed business and residential (Premier Inn, Auction Mart, Honeypot Estate). To the North the site adjoins the car parking and service areas associated Booths and Mountain Warehouse while to the east is another smaller agricultural field containing an electrical substation and backed by the railway line and subsequent trees.</p>

Question	Submitted Information
	The nearby A590 is a significant presence within the local landscape character as is the higher ground of Hoad Hill beyond the A590 to the west on the edge of landscape type 11a (Foothills)
Relevant planning history on site	Ref: SL/2006/0464 Erection of DIY & garden centre, auction room, estate agency, offices & car-parking Refused 31/7/06 Ref: 5960342 Portal frame workshop Granted 11.4.96

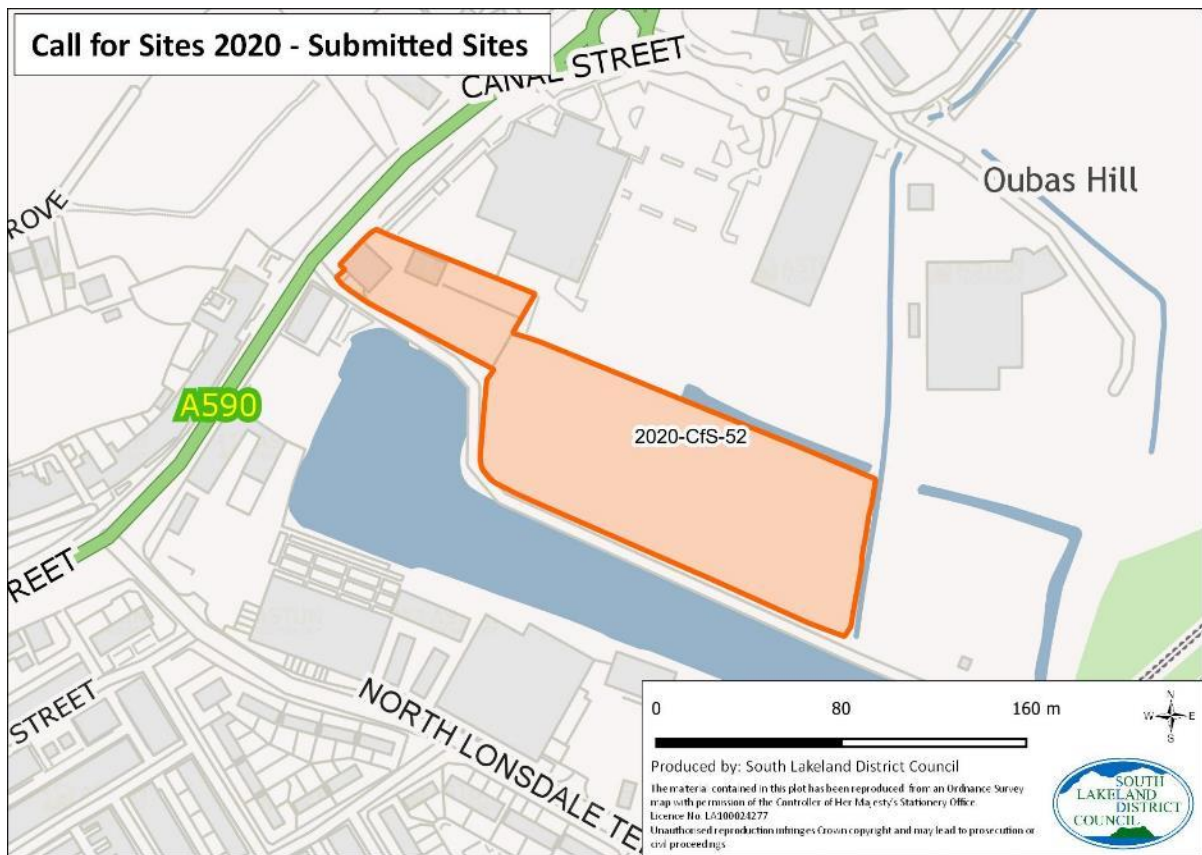


Figure 104: Land adjacent to Canal Basin/Booths

Proposed Use

Question	Submitted Information
Proposed Use	Employment use Type B1/B2



Question	Submitted Information
Additional information on proposed development	Specific numbers/areas not known at this stage.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access direct onto A590
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	Don't know
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Unsure
Existing Landscape Features?	No Clear site no internal features other than grazing and infrastructure of extg. scrap yard. All adjacent boundaries are semi recent fence lines/structure planting with the exception of the east boundary which is an established line of natural regeneration along the bank of a drainage ditch
Flood Zone?	Flood Zone 2 Also flood zone 3
Surface Water Flood Risk?	Yes
Risk of Pollution, Contamination or Hazards?	No

Nature and Geological Sites?	Don't know
Potential for Protected Species?	Don't know
Well related to existing settlement?	On the edge of an existing settlement Well related to existing east fringe of Ulverston
Good access to services and facilities by sustainable travel?	A good range of facilities Distance to Ulverston town centre approx. 700m Distance to railway station approx. 1500m with connections to Barrow (approx. 20mins.) and Lancaster (approx. 40mins.) Four bus service stop within 100m of the site on A590 connecting to Kendal, Coniston, Windermere & Barrow
Protected trees?	Don't know
Public Rights of Way?	Yes PROW's pass immediately outside the east boundary of the site (from Next Ness Lane to the canal) and immediately outside the south boundary (canal tow path)
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Site will comply as much as practicable.
Social/ environmental/ economic benefits?	Employment.



Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	Yes
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Up to 5 years
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	No Not applicable

Additional Comments

Question	Submitted Information
Additional comments?	



Land adjacent to Oubas Hill/Next Ness Lane, Ulverston

Site Information

Question	Submitted Information
Site Name	Land adjacent to Oubas Hill/Next Ness Lane
Settlement/Locality	Ulverston
Call for Sites Ref	2020-CfS-53
Site Area (ha)	2
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.00
Easting and Northing	29697 , 78695
Current Land Use and Character	Agricultural grazing/pasture Site is on the inside edge of Cumbria County Landscape Character Type 00 (Urban) an immediately adjacent to 2d (Coastal Urban Fringe)
Known previous uses on the site	Agricultural grazing/pasture Site is on the inside edge of Cumbria County Landscape Character Type 00 (Urban) an immediately adjacent to 2d (Coastal Urban Fringe)
Character and land uses of surrounding area	Use of the immediate site is grazing with adjacent business use to the south (Tritech, Cumbria Crystal, Booths etc.) and residential linear expansion along the A590 out of Ulverston to the immediate west. To the north and east land use continues as flat grazing/hedgerows but is heavily enclosed particularly to the east by the Lancaster to Barrow railway line and associated woodland The nearby A590 is a significant presence within the local landscape character as is the higher ground of Hoad Hill beyond the A590 to the west on the edge of landscape type 11a (Foothills)
Relevant planning history on site	None



Figure 105: Land adjacent to Oubas Hill/Next Ness Lane

Proposed Use

Question	Submitted Information
Proposed Use	Employment use Type B1/B2
Additional information on proposed development	Specific numbers/areas not known at this stage.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access onto Next Ness Lane and subsequently onto A590 via 'Booths' roundabout
Steeply Sloping?	No
Known utilities or infrastructure on/under	Yes

site that would present a constraint?	Extg gas main along the east boundary of the site. Short length of overhead power cables in south corner of site (adjacent to Tritech)
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Unsure
Existing Landscape Features?	No Clear site no internal features other than grazing, extg hedgerow and trees form the boundary with Next Ness Lane/Oubas Hill to the north and west with more recent landscaping associated with the edge of Tritech's site to the south, east boundary is open as far as the railway embankment which is heavily wooded
Flood Zone?	Flood Zone 3
Surface Water Flood Risk?	Yes
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	Yes
Potential for Protected Species?	Don't know
Well related to existing settlement?	On the edge of an existing settlement : Well related to existing east fringe of Ulverston
Good access to services and facilities by sustainable travel?	A good range of facilities Distance to Ulverston town centre approx. 700m Distance to railway station approx. 1500m with connections to Barrow (approx. 20mins.) and Lancaster (approx. 40mins.)



	Four bus service stop within 100m of the site on A590 connecting to Kendal, Coniston, Windermere & Barrow
Protected trees?	Don't know
Public Rights of Way?	Yes Existing footpath immediately outside the east boundary connecting Next ness Lane to the canal towpath.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Site will comply as much as practicable
Social/ environmental/ economic benefits?	Employment

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No



Question	Submitted Information
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	No Not Applicable

Additional Comments

Question	Submitted Information
Additional comments?	



Land at Croftlands East, to the east of Mountbarrow Road, Ulverston

Site Information

Question	Submitted Information
Site Name	Land at Croftlands East, to the east of Mountbarrow Road
Settlement/Locality	Ulverston
Call for Sites Ref	2020-CfS-63
Site Area (ha)	15.9
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	12.00
Easting and Northing	328775 , 476264
Current Land Use and Character	Agricultural grazing land
Known previous uses on the site	Agricultural grazing land
Character and land uses of surrounding area	Residential areas to the north in the existing Croftlands housing area, Bardsea Leisure Caravan Park to the north east, open countryside to the south. Land to the east and west of the site forms the rest of the existing LA5.2 'Land at Croftlands' allocation (Gascow Farm to the east and Nook Farm to the west)
Relevant planning history on site	Allocated for residential development under policy LA5.2 'Land at Croftlands'



Figure 106: Land at Croftlands East, to the east of Mountbarrow Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential development
Additional information on proposed development	Up to 330 dwellings with a mix of type and tenure including the provision of affordable housing alongside the delivery of a sustainable surface water drainage system and public open space.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Vehicular access to the site can be achieved from Mountbarrow Road with the potential for an additional emergency access connecting to Birchwood Drive. Proposals for the site are also expected to include a road through the site which can link to the

	neighbouring site and to Priory Road. It is proposed that the access strategy be agreed with SLDC prior to the outline planning application being submitted.
Steeply Sloping?	Yes The site has slightly undulating topography, with an overall gradient rising from east to west. There are areas of the site that have steep topography, especially in the area around Greybarrow Plantation. There are no known stability challenges on-site.
Known utilities or infrastructure on/under site that would present a constraint?	Yes A United Utilities main aqueduct transects the site from east to west.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Yes Yes Yes Yes Yes Yes
Existing Landscape Features?	Yes The Greybarrow Plantation is an area of raised ground with mature broadleaved trees which is a local landmark.
Flood Zone?	Flood Zone 1 The Site is located primarily within Flood Zone 1 (low risk) with a small area of the site located within Flood Zone 2 (medium risk) at its western end immediately adjacent to Mountbarrow Road. The current drainage proposals for the site would address this area of flood risk and mean that the whole site would become Flood Zone 1 under the development proposals.
Surface Water Flood Risk?	Yes Areas of the site are identified as being at risk of surface water flooding, in particular the western area adjacent to Mountbarrow Road, which is a low point, and along the northern boundary. This flood risk can be managed as part of any future development to ensure that it does not affect proposed properties.

<p>Risk of Pollution, Contamination or Hazards?</p>	<p>No</p> <p>The site is not known to be subject to any forms of pollution, contamination or hazards. There are some off-site potentially contaminative uses (former petrol filling station, and former quarries) that have been identified. However, detailed Ground Investigation work will be carried out to inform the development of the indicative masterplan for the site as well as any necessary mitigation measures.</p>
<p>Nature and Geological Sites?</p>	<p>No</p>
<p>Potential for Protected Species?</p>	<p>No</p> <p>Ecological surveys have been carried out for the site which have confirmed that there are no records of amphibians, no bat roost potential, no evidence of badger and limited habitat suitable for reptiles.</p>
<p>Well related to existing settlement?</p>	<p>On the edge of an existing settlement</p> <p>The site is well related to the existing settlement of Ulverston which is identified as a principal service centre in Core Strategy policy CS1.2. The Homes England site which forms part of allocation LA5.2 'Land at Croftlands' adjoins the existing Croftlands housing area which is immediately to the south of the Ulverston urban area. Vehicular access to the site can be achieved from Mountbarrow Road. This is the main route through the existing housing area to the town centre. There is the potential for additional emergency and pedestrian / cycle access connecting to the existing residential area via Birchwood Drive. It is proposed that the access strategy be agreed with SLDC prior to the outline planning application being submitted.</p>
<p>Good access to services and facilities by sustainable travel?</p>	<p>A good range of facilities</p> <p>The site has access to a good range of facilities and services within a reasonable walking distance as well as being served by public transport.</p> <p>Bus service number 6 operates regularly along Birchwood Drive and Mountbarrow Road. The nearest bus stops to the site boundary are at Cartmel Drive (60 metres), Lancastrian Hotel (50 metres) and Eden Mount (250 metres). The journey time from the Lancastrian Hotel bus stop into</p>



	<p>Ulverston town centre is under 10 minutes. The Site is well served by local services and amenities:</p> <p>Spar, Central Drive (550m), Post Office, Central Drive (550m), ATM, Central Drive (550m), Laundrette, Central Drive (600m), Hairdresser (600m), Infant and Junior Schools (650m), Playground, Central Drive (700m), Ulverston Leisure Centre (1km), Nursing Home, Swarthdale (1km), Co-op Food, Priory Road (1km), Fish and Chip shop, Priory Road (1.1km), Pub/restaurant, Priory Road (1.1km), Park, Well Lane (1.5km), High School, Springfield Road (1.3km), Primary school, Springfield Road (1.5km), Ulverston Rail Station (1.8km), Ulverston town centre (2km).</p>
Protected trees?	<p>Yes</p> <p>The Greybarrow Plantation stand of mature broadleaved trees are subject to a Tree Preservation Order on the site. There are no other trees on or immediately adjacent to the site that are the subject of a Tree Preservation Order.</p>
Public Rights of Way?	<p>Yes</p> <p>Footpaths 578001, 578002 and 578006 run along the perimeter of the site, with footpath 578001 passing through the site and running parallel to Mountbarrow Road in the western portion of the site.</p>
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	It is intended that the indicative masterplan for the site will include a sustainable drainage system that will address surface water drainage issues on the site. It is also expected that provision will be made in the outline illustrative masterplan for the site to be developed to Building for Life 12 / Building for a Healthy Life standards. A further detailed assessment of opportunities to adapt to the effect of climate change will be carried out at the reserved matters stage.
Social/ environmental/ economic benefits?	The development of the site is critical for South Lakeland in meeting its housing target over the Local Plan period as set out in policy LA5.2 of the Site Allocations DPD. The site will provide much needed high quality homes of mixed size and tenure, including affordable housing provision. It is intended that the indicative masterplan for the site will include a sustainable drainage system that will address surface water drainage issues on the site as well as the provision of multifunctional public open space.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	Unsure
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years



Question	Submitted Information
Constraints affecting development?	No
Viability concerns?	Yes The delivery of a surface water drainage system and spine road are strategic requirements set out in policy LA5.2 for the delivery of the allocation. The costs associated with delivering these pieces of infrastructure may have an impact on the viability of the site.
Capable of meeting existing Local Plan policy requirements?	Yes The masterplan for the site is being developed in line with the policy requirements set out in the Core Strategy, Site Allocations DPD and Development Brief SPD.

Additional Comments

Question	Submitted Information
Additional comments?	Please see submitted Site Prospectus.



Land off Mowings Lane, Ulverston

Site Information

Question	Submitted Information
Site Name	Land off Mowings Lane
Settlement/Locality	Ulverston
Call for Sites Ref	2020-CfS-77
Site Area (ha)	0.2
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.20
Easting and Northing	328312 , 478960
Current Land Use and Character	Agriculture
Known previous uses on the site	Agriculture
Character and land uses of surrounding area	Agricultural and residential. The site is located to the edge of Ulverston.
Relevant planning history on site	

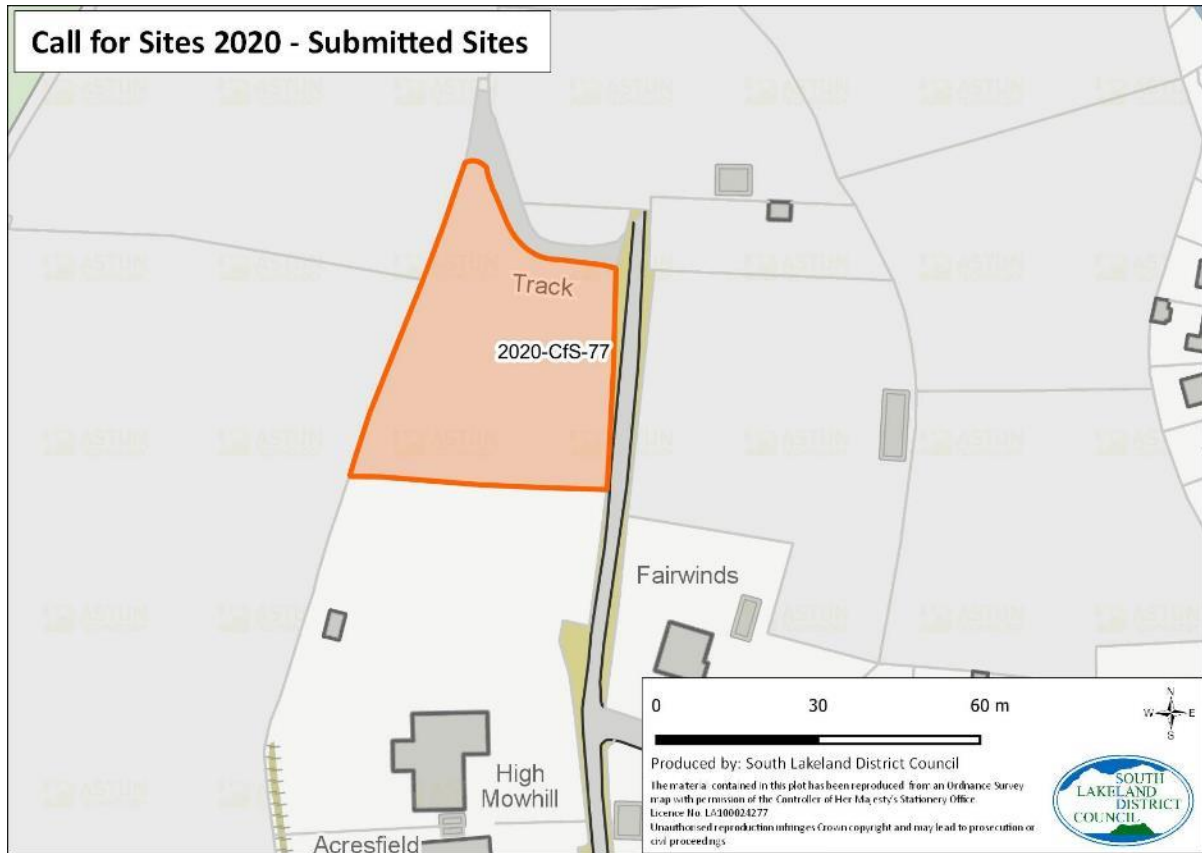


Figure 107: Land off Mowings Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	The site is capable of accommodating at least 5 dwellings.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No The site is sloping, but this is not considered to be significant.
Known utilities or infrastructure on/under	No

site that would present a constraint?	
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes The site is bounded to the North and West by an established tree built. There are no other landscape features within the site.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Don't know There is potential for protected species, within or immediately adjacent to the site. The site is within 100m of a watercourse and is screened by established trees.
Well related to existing settlement?	On the edge of an existing settlement The site lies to the western edge of Ulverston, but is closely related to the existing settlement boundary and to existing residential properties.
Good access to services and facilities by sustainable travel?	A good range of facilities The site benefits from easy access to Ulverston and all of its facilities. Church Walk Primary School is located 0.4 miles away (8-10 minute walk). Ulverston Victoris High School is located 0.9 miles away (20 minute walk).

	Mill Dam Play Area is a 2 minute walk. Ulverston Community Health Centre is 0.2 miles (3 minute walk)
Protected trees?	Don't know
Public Rights of Way?	Yes PROW 578027 lies to the eastern boundary of the site.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is located within a sustainable location, providing excellent access to existing services and facilities. The site also offers an opportunity for housing to be delivered utilising sustainable construction techniques. There may also be opportunities to enhance local biodiversity through green infrastructure.
Social/ environmental/ economic benefits?	No comments submitted

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No



Question	Submitted Information
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	Unsure
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	



4.2 Great Urswick

Land to the North of Kirk Flatt, Great Urswick

Site Information

Question	Submitted Information
Site Name	Land to the North of Kirk Flatt
Settlement/Locality	Great Urswick
Call for Sites Ref	2020-CfS-120
Site Area (ha)	2
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.90
Easting and Northing	326751 , 474453
Current Land Use and Character	The site is basic agricultural land
Known previous uses on the site	Historically been used for housing a small number of horses.
Character and land uses of surrounding area	To the North and West of the site there are fields (agricultural land) and to the East and South of the site there is residential land.
Relevant planning history on site	

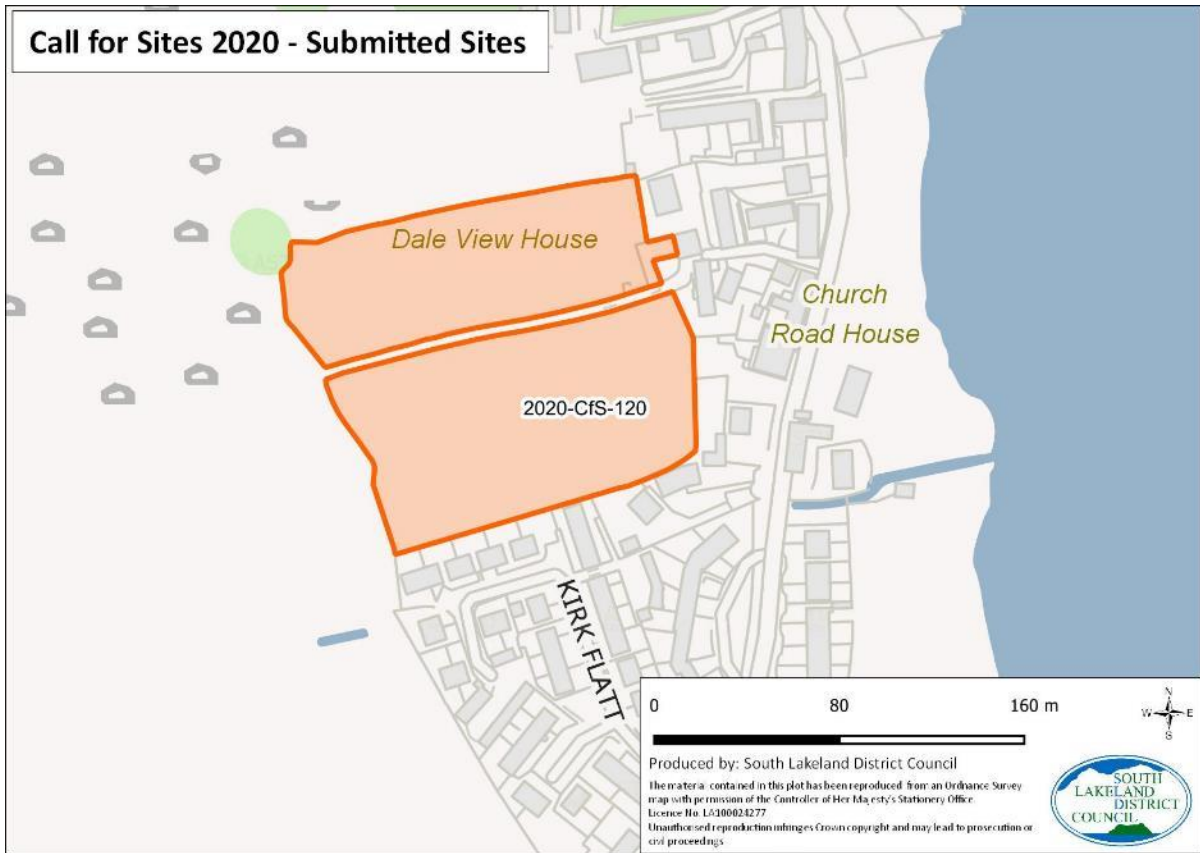


Figure 108: Land to the North of Kirk Flatt

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	Approximately 60 housing units (including a proportion of affordable housing).

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Access through the gardens of No 17 Kirk Flatt (Road width 4.9 m, pavement width 1.8 m (2 off)).
Steeply Sloping?	No
Known utilities or infrastructure on/under	Yes There is an electricity pylon along the border of the northern boundary and a minor water supply

site that would present a constraint?	alongside the public footpath supplying a water trough in the field to the west.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes The boundaries to the site are formed primarily by limestone walls and hedgerows with one or two mature trees on land out with the site which overhang.
Flood Zone?	Flood Zone 1 It is anticipated that given the current tendency of the water drainage from the fields to pool towards the neighbouring estate it would be an opportunity to use more effective water management to alleviate the risk of flooding elsewhere.
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement The site, if developed, would be an extension to the Kirk Flatt housing estate.
Good access to services and facilities by sustainable travel?	A good range of facilities The site is within 350 meters walking distance of the bus stop, the primary school, church, and recreation/play facilities on Church Road. It is also within walking distance of the only public house remaining in Little or Great Urswick and the only Post



	Office (local shop) located in the Church Parish Room.
Protected trees?	No
Public Rights of Way?	Yes A public right of way/footpath (unmade track) cuts across the site (in an east/west direction)
Currently used for sport or recreation?	No
Access rights over land?	Yes There is a minor water supply alongside a public footpath (unmade track) which cuts across the site (in an east/west direction).
Within/adjacent Conservation Area?	No The site does not compromise the “Green Gap” between Little and Great Urswick
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	It would be intended to incorporate renewable energy technology and sustainable construction methods above the minimum required by building regulations, support sustainable travel and incorporate green infrastructure within the proposed development (solar panels and electric vehicle charge points).
Social/ environmental/ economic benefits?	The site would almost certainly help sustain facilities within the Urswick community. The site is within 350 meters walking distance of the bus stop on Church Road, the primary school, church, and recreation facilities on Church Road. It is also within walking distance of the only public house remaining in Little or Great Urswick and the only Post Office (local shop) located in the Church Parish Room.



Question	Submitted Information
	The School, Church, Post Office and Pub have all struggled recently to attract numbers and this development could give a huge boost to all.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

<p>Additional comments?</p>	<p>General Site Suitability</p> <p>The site borders the current housing development area and is included in the current South Lakeland Local Development Framework Land Allocations Development Plan Document (January 2011 Issue) where the site was identified as the preferred housing location by Urswick Parish Council.</p> <p>It has always been considered that without acceptable vehicular access, this site is not deliverable. Cumbria County Council Highways has advised that access through the gardens of No 17 Kirk Flatt (included with this development) has not been considered before. This access is not only potentially suitable it was the original intention to be able to extend the site in this fashion when it was built in the 1960s.</p> <p>Habitats and Species</p> <p>The Cumbria Biodiversity Evidence Base records 16 key species on the site. However, any loss or disturbance of wildlife habitat or species could easily be mitigated, and net gains achieved.</p> <p>Water and Flooding</p> <p>The site is located within Flood Risk Zone 1 indicating the site is at very low risk of flooding now or in the future.</p> <p>It is anticipated that given the current tendency of the water drainage from the fields to pool towards the neighbouring estate it would be an opportunity to use more effective water management to alleviate the risk of flooding elsewhere and is hence likely to enhance the current ecological status of the water environment.</p> <p>It is noted due to the proposed size of the development that there must be a flood risk assessment undertaken as part of any planning application.</p> <p>Heritage</p> <p>The site's development would result in no loss/disturbance/harm to heritage assets.</p> <p>The site has a good juxtaposition with the existing built development, and would, if developed, be an extension to the Kirk Flatt housing estate.</p> <p>The site would have no impact on the visual appearance of the village, or its impact on the 'old</p>
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	<p>character of Great Urswick', (this has been noted during a previous rounds of public consultation). The site effectively sits behind existing development and cannot be seen easily from Church Road. Great Urswick is not a designated Conservation Area.</p> <p>Landscape The Cumbria Landscape Character Guidance and Toolkit identifies the site as belonging to the landscape character type 3a – Open Farmland & Pavements.</p> <p>There are no protected landscaping or limestone pavements (locally protected stone) within the boundaries of the site and the development of the site would not result in adverse landscape impacts. In addition, the site does not compromise the “Green Gap” between Little and Great Urswick.</p> <p>Resources and Land The site is basic agricultural land, unlikely to have any mineral resources which has historically been used for housing a small number of horses so would effectively be a much better (more efficient) use of land resources.</p> <p>Hazards, Health and Amenity There are no known contaminants or hazards on this site and the site’s development is likely to have no impacts on human health or amenity.</p> <p>Sustainable Communities The site would almost certainly help sustain facilities within the Urswick community. The site is within 350 meters walking distance of the bus stop on Church Road, the primary school, church, and recreation facilities on Church Road. It is also within walking distance of the only public house remaining in Little or Great Urswick and the only Post Office located in the Church Parish Room.</p> <p>The School, Church, Post Office and Pub have all struggled recently to attract numbers and this development could give a huge boost to all.</p> <p>Highways Access Access through the gardens of No 17 Kirk Flatt (included within this development) is suitable for this type of development but, due to the potential size of the site, further studies would be required to investigate precise housing capacity once more</p>
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	<p>detailed proposals were established (Road width 4.9 m, pavement width 1.8 m (2 off)).</p> <p>There is an additional public access route to the east of the field's boundary through to Church Road (this would be suitable for vehicular access to a small number of houses but more suited as a walkway or cycle path within the development).</p>
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4.3 High Carley

Land Fronting Carley Lane, High Carley (Ulverston)

Site Information

Question	Submitted Information
Site Name	Land Fronting Carley Lane
Settlement/Locality	High Carley (Ulverston)
Call for Sites Ref	2020-CfS-33
Site Area (ha)	2.57
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.57
Easting and Northing	3267 , 4762
Current Land Use and Character	Agriculture
Known previous uses on the site	
Character and land uses of surrounding area	Residential abutting long south boundary i.e. settlement of High Carley including on the north side lane frontage (H.C. Villas)
Relevant planning history on site	None indicated on SLDC interactive map part of the register

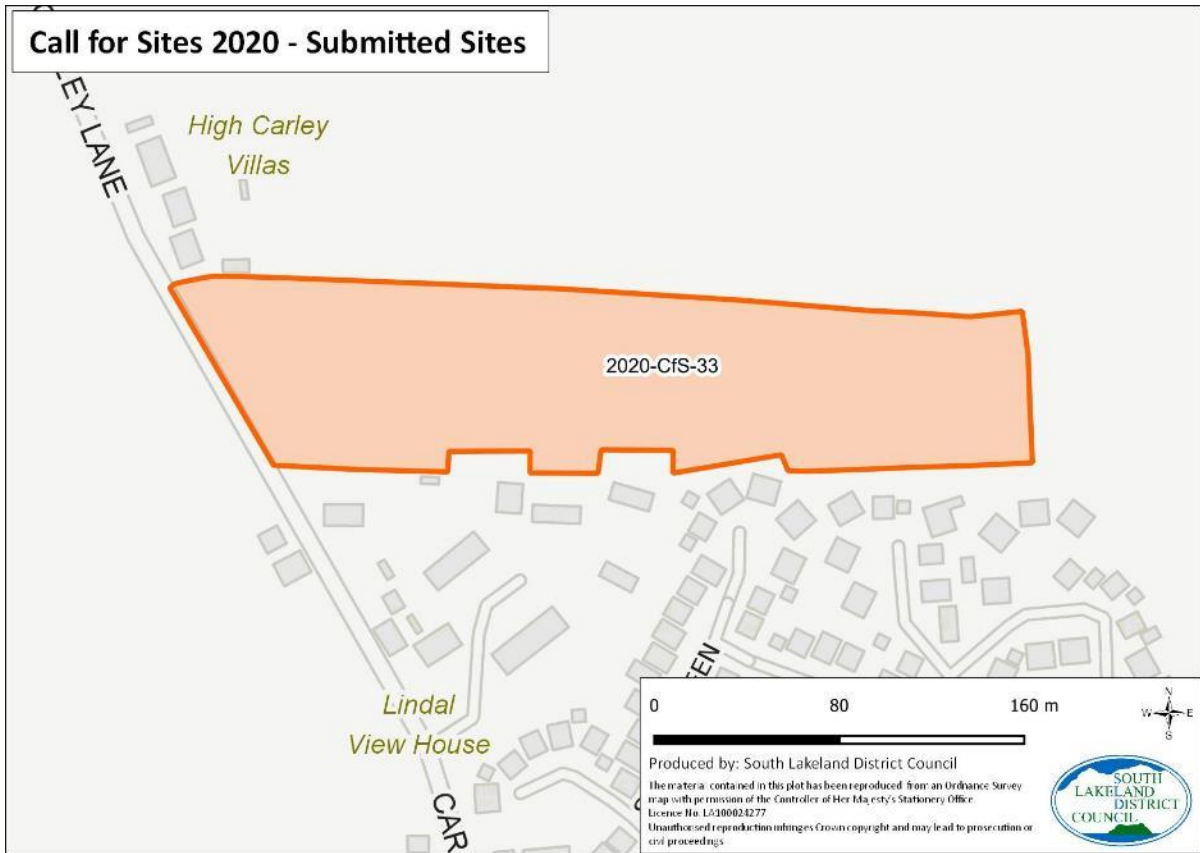


Figure 109: Land Fronting Carley Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	c.60 dwellings' capacity depending on mix of 2, 3 & 4 bedroomed houses, hopefully including bungalows for less ambulant, efficiently arranged off a cul-de-sac, with landscaping for amenity and biodiversity, in character with adjacent High Carley.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under	No

site that would present a constraint?	No overhead wires; no covenant/ way leave indications of underground infrastructure except frontage sewer.
Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Unsure
Landline Telephone	Yes
Superfast Fibre Broadband	Unsure
Existing Landscape Features?	No Farmland. NB boundary walls and hedges
Flood Zone?	Flood Zone 1 Advantageous close to Ulverston without its flood risks.
Surface Water Flood Risk?	No Gently sloping. No becks
Risk of Pollution, Contamination or Hazards?	No Benefits of semi-rural location for health an wellbeing, covenant for but away from major road.
Nature and Geological Sites?	No No designations revealed on DEFRA 'magic' map and SLDC planning policy interactive map
Potential for Protected Species?	No Inappropriate as site adjoins an existing built-up area
Well related to existing settlement?	On the edge of an existing settlement An appropriate extension of High Carley (c.90 existing dwellings)
Good access to services and facilities by sustainable travel?	A limited range of facilities Nearby frequent bus service into towns, especially Ulverston, also conveniently accessible via Croftlands e.g. by cycling.
Protected trees?	No No trees within site. TPO works recorded at 3 Carley Close and 5 Garden Court (see attached map)



Public Rights of Way?	Yes Incorporate into housing layout. Minor realignment as necessary.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No Neighbours screened by trees

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Design into dwellings renewable energy generation e.g. solar. Maximise building air tightness to minimise heating loss. Potential cycle storage and battery charging built in (for cars). Tree planting to store carbon and release oxygen. Surface water management on site.
Social/ environmental/ economic benefits?	Much needed affordable housing as key council priority to meet local plan requirements. Construction jobs and materials sourced locally as far as possible. The health and wellbeing benefits of living in this location. Long term biodiversity enhancements of tree planting.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership	No



Question	Submitted Information
Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	No No Yes No Unsure Yes Unsure
Comments	Agricultural use and grazing of horses / lord of the manor minerals. The PROW path connects to Cross-a-Moor/ Swarthmoor Cycling connections to Croftlands, Ulverston using the C class roads and the Urswicks and beyond e.g. for health and recreation.
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	Don't know
Viability concerns?	No None anticipated for the greenfield location. NB market considerations for affordable housing delivery - see below
Capable of meeting existing Local Plan policy requirements?	Don't know



Additional Comments

Question	Submitted Information
Additional comments?	<p>Assessments not necessary at this 'in principle' stage of site consideration for allocation to help meet the housing needs of the community.</p> <p>Annotated photographs are attached to illustrate the suitability of the site for housing in principle.</p> <p>This is an opportunity for design excellence, incorporating resilience to 'climate change' (with the Council's emergency declaration in mind).</p> <p>The Portfolio Holder's comments about this local plan review in SL News (page 12) would be heeded e.g. Houses of "The right quality to support our health and wellbeing" and meet post-coronavirus working from home expectations e.g. a study/office room; in turn enabling less commuting, lower local CO emissions and reduced road congestion.</p>

4.4 Kirkby-in-Furness

Skell Hill Farm and land adjacent to Commercial Inn, Kirkby in Furness

Site Information

Question	Submitted Information
Site Name	Skell Hill Farm and land adjacent to Commercial Inn
Settlement/Locality	Kirkby in Furness
Call for Sites Ref	2020-CfS-8
Site Area (ha)	3.24
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	3.20
Easting and Northing	322961 , 482389
Current Land Use and Character	One field has been derelict for several years it is .384 ha and is in the current plan as allocated as suitable for residential development, the remainder are used for grazing and agricultural purposes.
Known previous uses on the site	Mainly agricultural.
Character and land uses of surrounding area	The land slopes towards Sand side and is pretty much surrounded by existing housing along askew gate brow and along Sand side, the slope of the land would assist in making development here less prominent on the surrounding area.
Relevant planning history on site	Area against the Commercial in is allocated for residential use amounting to.384ha

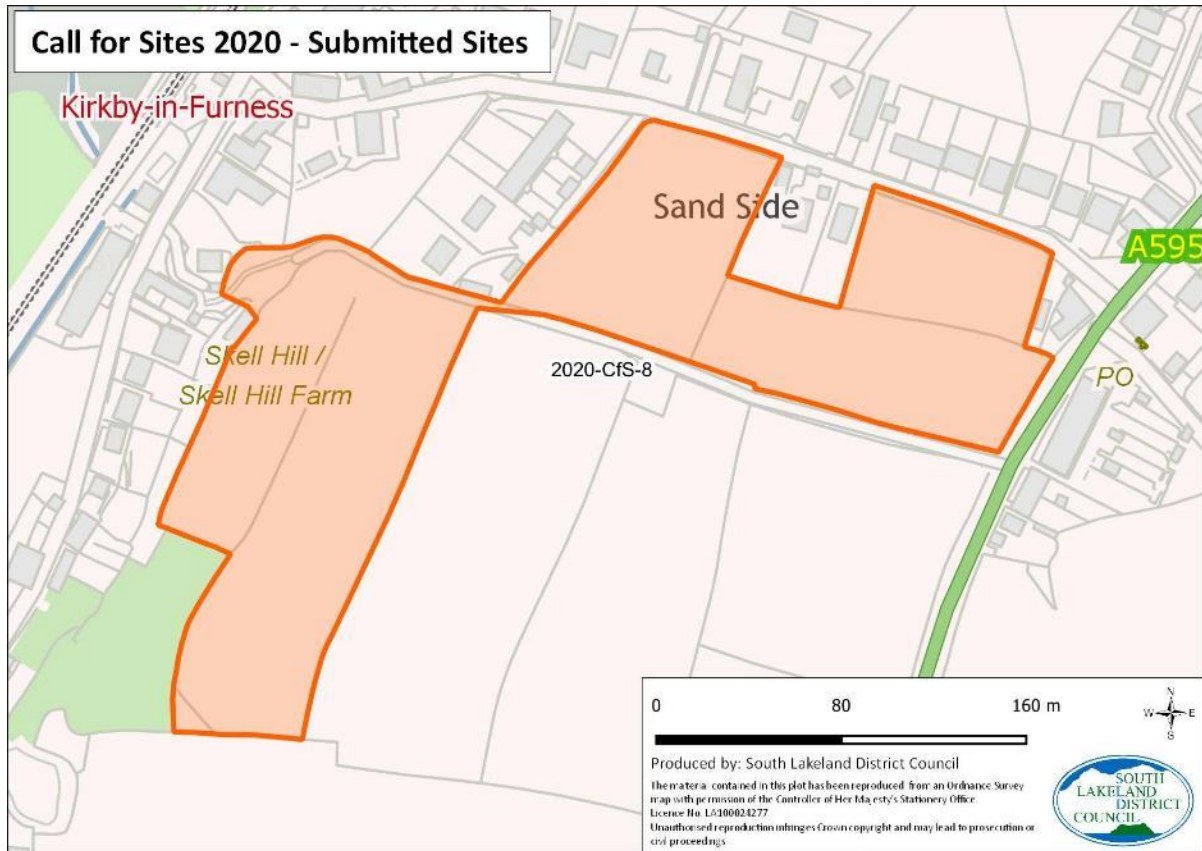


Figure 110: Skell Hill Farm and land adjacent to Commercial Inn

Proposed Use

Question	Submitted Information
Proposed Use	we are proposing that the site is suitable for progressive development for the gradual supply of residential development for Kirkby
Additional information on proposed development	This development would provide a mix of affordable housing , bungalows that are wheel chair friendly with level outside areas, and some larger homes as well the density would conform to government and local authority guidance, they could be for sale or available for rent .

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes

	There is a track running from the A595 that could be upgraded and provide a good safe access for pedestrians and vehicles alike on to this site
Steeply Sloping?	Don't know The area around the Commercial is flat ,as you continue towards Sand side the land drops away but in doing so makes any development less prominent
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Yes Yes Yes Yes Yes Yes
Existing Landscape Features?	Yes There are mainly hedgerows around the site with some stone walls.
Flood Zone?	Don't know This site is extremely unlikely to flood
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities

Protected trees?	No
Public Rights of Way?	Yes there is a track along the southern edge down past Skellhill farm house that is a public footpath
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is adjacent to a railway station at one end and a bus service runs along the A595 at the other plus all the local facilities that exist in Kirkby.
Social/ environmental/ economic benefits?	This site would provide for further expansion at Kirkby, young people who have grown up in the area would see the possibility of living in the area they grew up in, the residents would help support the local shop, garage, and other facilities that rely on local consumers.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No



Question	Submitted Information
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Site is owned by a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	



Land south of Marsh Side, Wall End, Kirkby in Furness

Site Information

Question	Submitted Information
Site Name	Land south of Marsh Side, Wall End
Settlement/Locality	Kirkby in Furness
Call for Sites Ref	2020-CfS-82
Site Area (ha)	1
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.80
Easting and Northing	323350 , 483401
Current Land Use and Character	The Site includes a single agricultural field utilised for animal grazing. It is well contained by a row of interspersed trees along its southern boundary and built infrastructure and development along its other boundaries.
Known previous uses on the site	No previous use.
Character and land uses of surrounding area	<p>The surrounding area to the north and south on Marsh Side and Marsh Garth is predominantly residential in character, except for Kirkby-in-Furness Methodist Church located directly to the north of the Site on Marsh Side.</p> <p>The land and buildings to the south and east are predominantly in agricultural use but there is a cluster of dwellings and a church (Church of Christ) to the south of the Site either side of the A595. Beyond this, approximately 450m to the east is Longlands Caravan Park.</p>
Relevant planning history on site	

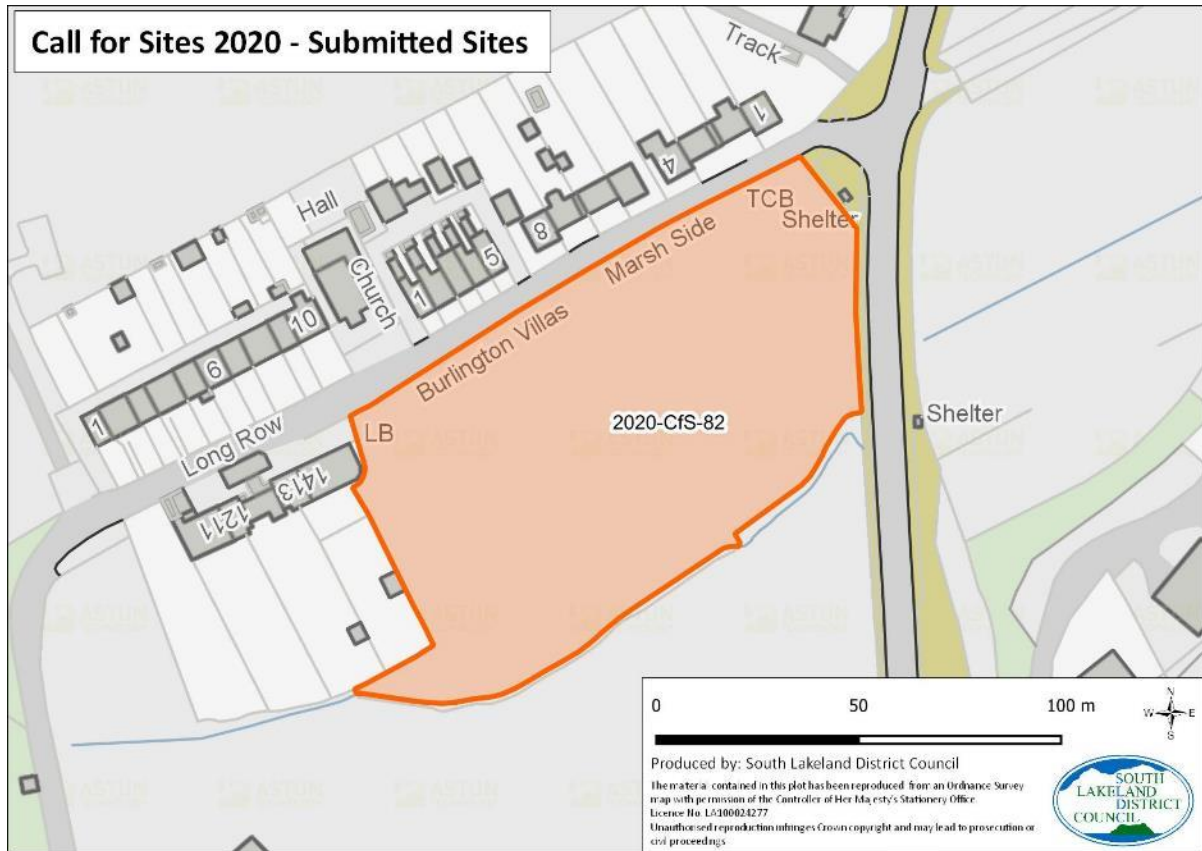


Figure 111: Land south of Marsh Side, Wall End

Proposed Use

Question	Submitted Information
Proposed Use	Residential (Use Class 3)
Additional information on proposed development	Up to 34 residential units applying the SHLAA average net density of 43 dwellings per hectare for sites 0.4 to 2 hectares in size. Affordable housing provision would be policy compliant unless viability indicated otherwise.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes The Site benefits from an existing access from the north eastern corner via Marsh Side/A595. An alternative access could also be created from Marsh Side.

Steeply Sloping?	No The Site appears to be relatively flat, with a gentle slope southward.
Known utilities or infrastructure on/under site that would present a constraint?	Yes There is a utilities pole and overhead power line along the northern boundary of the Site. Underground utilities are currently unknown, but a survey can be provided upon request.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes The Site is contained by trees along its southern boundary and a drystone wall along its northern boundary. The features could largely be incorporated into any future development on the Site.
Flood Zone?	Flood Zone 3 As shown on the Environment Agency flood zone map (attached), the Site is mostly located within Flood Zone 1; however, approximately 20% of the Site (in the south west corner) falls within Flood Zones 2 and 3. The size and shape of the land situated outside of the flood risk area allows development to take place on the Site with the potential to utilise the remaining land as a green or blue infrastructure feature.
Surface Water Flood Risk?	Yes The Site is generally at a low risk from surface water flooding. However, approximately 3% of the Site (in the south west corner), is identified on the Environment Agency mapping (attached) as being high risk.

<p>Risk of Pollution, Contamination or Hazards?</p>	<p>No</p>
<p>Nature and Geological Sites?</p>	<p>No</p> <p>Morecambe Bay SAC/SPA - 180m to the west.</p> <p>Duddon Estuary SPA/Ramsar Site and SSSI - 180m to the west Duddon Mosses SSSI/SAC/National Nature Reserve - 1.5km to the north west Kirkby Moor SSSI – 1km to the east here are no local natural reserves or county wildlife sites close to the Site.</p>
<p>Potential for Protected Species?</p>	<p>Yes</p> <p>The trees, hedgerow and drystone wall provide potential ecological habitats around the perimeter of the Site. However, these features could be incorporated into any future development and the field itself is unlikely to be sensitive from an ecological perspective because it is grazed by animals.</p>
<p>Well related to existing settlement?</p>	<p>Not related to an existing settlement</p> <p>The Site sits to the south of Wall End, a hamlet on the Ulverston and Furness Peninsula. Residents share the amenities and facilities available in Kirkby-in-Furness 1km to the south meaning it is a sustainable location to accommodate future growth. Should the Council seek to allocate sites in such locations, this Site would form a logical extension to the settlement.</p>
<p>Good access to services and facilities by sustainable travel?</p>	<p>A limited range of facilities</p> <p>Wall End is a small hamlet with two places of worship.</p> <p>The Local Service Centre of Kirkby-in-Furness is located circa. 1km to the south. Amenities and facilities available in Kirkby-in-Furness, as confirmed by Holker Estates, include:</p> <ul style="list-style-type: none"> • Newsagents • Primary School • Community Centre with multiple sports clubs and children’s playground • Church

	<ul style="list-style-type: none"> • Village Halls in Beckside and Wall End
Protected trees?	<p>Don't know</p> <p>There are no trees within the Site but there are interspersed trees along the southern boundary. We do not believe they are subject to a TPO. However, this should be checked with the Council's Development Management service.</p>
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	<p>Yes</p> <p>The nearest designated heritage asset is the Grade I listed 'Kirkby Hall' located approximately 180m to the east of the Site. However, any development is unlikely to have an impact on the setting of this asset given the distance and intervening features.</p>
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	<p>Subject to the Site being identified as a location for growth, development proposals would seek to adhere to best practice measures in relation climate change. This would include, but not limited to, meeting or exceeding building regulations, utilising sustainable construction methods, the implementation of Travel Plans to encourage and support alternative sustainable modes of travel, achieving biodiversity net gain through the creation of new habitats and the exploration of renewable energy technology.</p>
Social/ environmental/ economic benefits?	<p>Social:</p> <ul style="list-style-type: none"> • A contribution towards meeting the housing needs of the District and particularly the need for new homes in rural areas.

Question	Submitted Information
	<ul style="list-style-type: none"> • Supporting the vibrancy and vitality of local amenities and facilities in Kirkby-in-Furness. <p>Economic</p> <ul style="list-style-type: none"> • Employment of local people during the construction phase and supporting the local supply chain to ensure ongoing expenditure and employment linked to the housing and development industry. • Residents would provide a contribution in relation to Council tax. • Residents will generate expenditure to support shops and services in Kirkby-in-Furness. • A contribution towards improving local infrastructure (i.e. schools and public transport). <p>Environment</p> <ul style="list-style-type: none"> • A net gain in biodiversity. • New drainage features to reduce the risk of flooding in the local area.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	No No No No No No No No
Comments	
Available?	Immediately
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No



Question	Submitted Information
Viability concerns?	No None known at this stage. The Site is perceived to be viable and deliverable.
Capable of meeting existing Local Plan policy requirements?	Yes At this stage we would expect the proposals to be able to meet the requirements of the Development Management Policies DPD. However, this would need to be reviewed upon the publication of the draft Local Plan Review.

Additional Comments

Question	Submitted Information
Additional comments?	Additional technical work in relation to flood risk is ongoing and will be shared with the Council as soon it is available. However, we consider any required mitigation can be designed into the future development of the Site.

Land to the north east of the A595, Kirkby in Furness

Site Information

Question	Submitted Information
Site Name	Land to the north east of the A595, Kirkby in Furness
Settlement/Locality	Kirkby in Furness
Call for Sites Ref	2020-CfS-83
Site Area (ha)	3.25
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	3.25
Easting and Northing	323465 , 482640
Current Land Use and Character	The Site includes two arable field separated by a native hedgerow. The Site is demarcated by hedgerows to the north, south and east and by a drystone wall along the A595 boundary.
Known previous uses on the site	
Character and land uses of surrounding area	<p>The Site is located to the north east of Kirkby-in-Furness which largely comprises residential development with some commercial uses and Burlington C.E Primary School which is located 100m to the south west of the Site.</p> <p>The Site is bound by agricultural fields to the north, south and east. The land immediately to the west is subject to a live planning application for a residential development.</p> <p>There are some additional clusters of housing to the north of the Site in Wall End and to the south at Beck Side. Both hamlets are separated from Kirkby-in-Furness by agricultural fields.</p>
Relevant planning history on site	There is no relevant planning history for the Site. However, the housing allocation to the west (ref. LA1.13 Land adjacent to Burlington C.E School) is subject to a live planning application (ref: SL/2018/0364) for the erection of 46 dwellings and formation of vehicular and pedestrian access from the A595. A resolution to grant was made in December 2019 and the planning permission is

Question	Submitted Information
	expected to be issued shortly following the signing of the S106 Agreement. The land is within the same ownership as this Site.



Figure 112: Land to the north east of the A595, Kirkby in Furness

Proposed Use

Question	Submitted Information
Proposed Use	Residential (Use Class C3)
Additional information on proposed development	Up to 81 residential units applying the SHLAA average net density of 25 dwellings per hectare for sites larger than 2 hectares in size. Affordable housing provision would be policy compliant unless viability indicated otherwise.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes A right of access is provided as part of the pending planning application- on land to the west of the Site (ref: SL/2018/0364). This scheme will be delivered by Holker Estate's development partner Lancet Homes; therefore, access can be achieved via this development once constructed.
Steeply Sloping?	No The Site gently slopes up to the east from the A595 but not at a gradient that would restrict development.
Known utilities or infrastructure on/under site that would present a constraint?	Yes There is a pylon in the north west corner of the Site. Underground utilities are currently unknown, but a survey can be provided upon request.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes There is a native hedgerow along the northern, eastern, and southern boundary of the Site. This could be incorporated into any future development.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No The Site is at very low risk from surface water flooding based on Environment Agency mapping.
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No

	<p>Morecambe Bay SAC/SPA - 450m to the west Duddon Estuary SPA/Ramsar Site and SSSI - 450m to the west Duddon Mosses SSSI/SAC/National Nature Reserve - 1.5km to the north west</p> <p>Kirkby Moor SSSI – 800m to the east</p> <p>There are no local natural reserves or county wildlife sites close to the Site.</p>
Potential for Protected Species?	<p>Yes</p> <p>The hedgerow provides a potential ecological habitat around the perimeter of the Site. However, this feature could be incorporated into any future development and the field itself is unlikely to be sensitive from an ecological perspective because it is grazed by animals.</p>
Well related to existing settlement?	<p>On the edge of an existing settlement</p> <p>The Site sits adjacent to the settlement boundary of Kirkby-in-Furness and, once the land to the west has been developed under permission SL/2018/0364), development on this Site would form a logical extension to the east of the existing settlement.</p>
Good access to services and facilities by sustainable travel?	<p>A limited range of facilities</p> <p>The Local Service Centre of Kirkby-in-Furness is located less than 200m to the south west. Amenities and facilities available in the village, as confirmed by Holker Estates, include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Newsagents <input type="checkbox"/> Primary School <input type="checkbox"/> Community Centre with multiple sports clubs and children’s playground <input type="checkbox"/> Church <input type="checkbox"/> Village Halls in Beckside and Wall End
Protected trees?	<p>No</p> <p>There are no trees within or around the perimeter of the Site</p>
Public Rights of Way?	<p>Yes</p> <p>A public footpath runs through the Site from the north western corner to the middle of the eastern field boundary (see plan attached).</p>

	This route could be improved and incorporated into the layout of any future proposals on the Site.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Subject to the Site being identified as a location for growth, development proposals would seek to adhere to best practice measures in relation climate change. This would include, but not limited to, meeting or exceeding building regulations, utilising sustainable construction methods, the implementation of Travel Plans to encourage and support alternative sustainable modes of travel, achieving biodiversity net gain through the creation of new habitats and the exploration of renewable energy technology.
Social/ environmental/ economic benefits?	<p>Social:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A contribution towards meeting the housing needs of the District and particularly the need for new homes in the Local Service Centre of Kirkby-in-Furness, a sustainable location for growth. <input type="checkbox"/> Supporting the vibrancy and vitality of local amenities and facilities in Kirkby-in-Furness. <p>Economic</p> <ul style="list-style-type: none"> <input type="checkbox"/> Employment of local people during the construction phase and supporting the local supply chain to ensure ongoing expenditure and employment linked to the housing and development industry.

Question	Submitted Information
	<input type="checkbox"/> Residents would provide a contribution in relation to Council tax. <input type="checkbox"/> Residents will generate expenditure to support shops and services in Kirkby-in-Furness. <input type="checkbox"/> A contribution towards improving local infrastructure (i.e. schools and public transport). Environment <input type="checkbox"/> A net gain in biodiversity. <input type="checkbox"/> Provide attractive new areas of public open space. <input type="checkbox"/> Improvements to the pedestrian route through the Site.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	5 - 10 years Holker Estate's development partner, Lancet Homes, aim to deliver the adjoining development parcel first over the next 5 years (phase 1) before delivering homes on this Site (effectively phase 2) in years 5-10.
Site Progress?	Site is under option to a developer
Timescale for Development?	6 - 10 years
Constraints affecting development?	No
Viability concerns?	No



Question	Submitted Information
Capable of meeting existing Local Plan policy requirements?	Yes At this stage we would expect the proposals to be able to meet the requirements of the Development Management Policies DPD. However, this would need to be reviewed upon the publication of the draft Local Plan Review.

Additional Comments

Question	Submitted Information
Additional comments?	Additional technical work in relation to landscape and visual impact is ongoing and will be shared with the Council as soon it is available.

Land north of Lady Moyra Incline, Beck Side, Kirkby in Furness

Site Information

Question	Submitted Information
Site Name	Land north of Lady Moyra Incline, Beck Side
Settlement/Locality	Kirkby in Furness
Call for Sites Ref	2020-CfS-84
Site Area (ha)	0.70
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.70
Easting and Northing	323504 , 482325
Current Land Use and Character	The Site forms part of a larger agricultural field utilised for animal grazing. It is bound by dwellings to the south and a native hedgerow to the north west. A public footpath runs from north to south through the Site.
Known previous uses on the site	
Character and land uses of surrounding area	<p>The Site is located on the northern edge of Beck Side in Kirkby-in-Furness. The Site is bound by dwellings to the south along Lady Moyra Incline and there is a small residential cul-de-sac to the south east of the Site at Beckside Court.</p> <p>To the west of the Site, separated by agricultural fields, is the centre of Kirkby-in-Furness which includes more residential development as well as some commercial uses.</p> <p>The surrounding area to the north and east is rural in character.</p>
Relevant planning history on site	<p>There has been an application at the Site for a proposed residential development and village hall car park which was refused on 20th November 1990. There are no further details available on the Council's public portal.</p> <p>The south-western part of the Site benefits from planning consent granted on 26th April 2018 for 3 dwellings alongside vehicular and pedestrian access (ref. SL/2016/0773). The permission is yet to be</p>

Question	Submitted Information
	implemented and the land is within the control of Holbeck Homes Ltd, which is a subsidiary development company of Holker Estate.

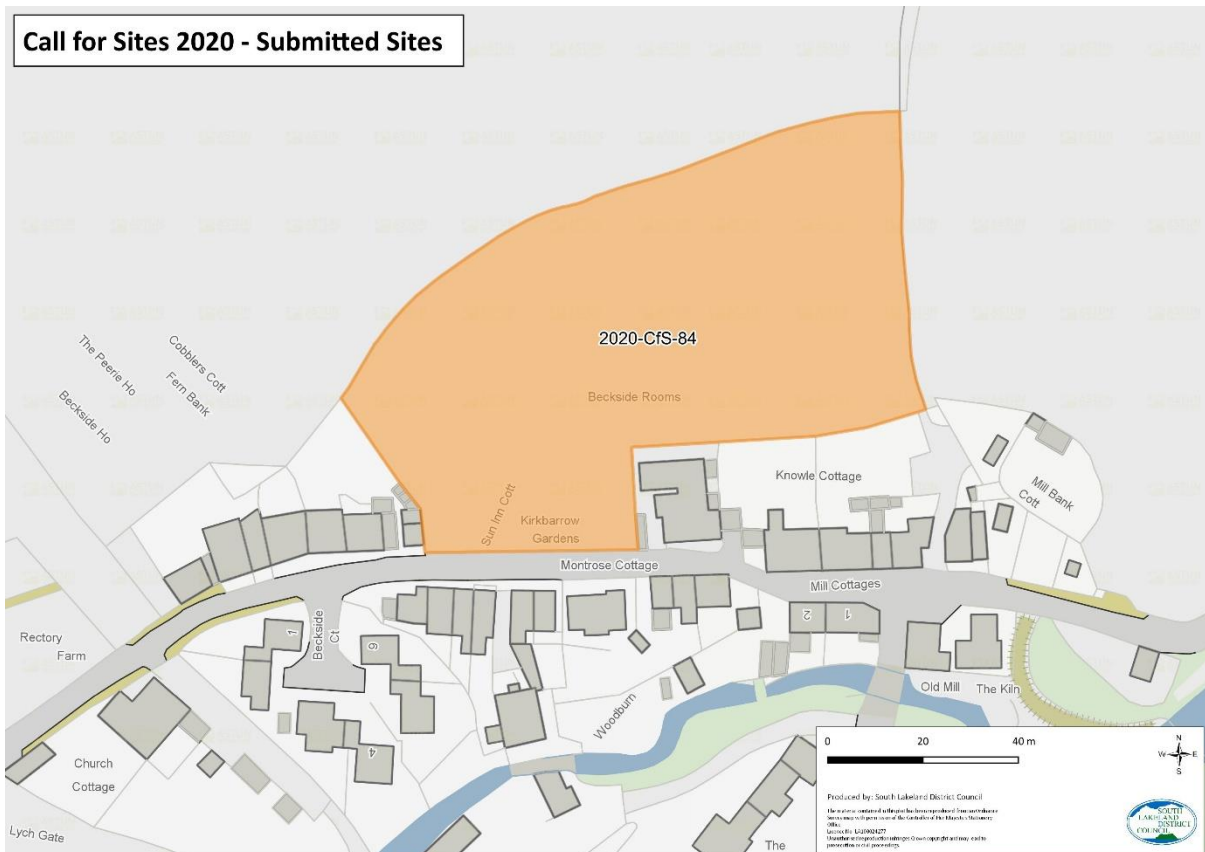


Figure 113: Land north of Lady Moyra Incline, Beck Side

Proposed Use

Question	Submitted Information
Proposed Use	Residential (Use Class C3)
Additional information on proposed development	Up to 32 residential units applying the SHLAA average net density of 43 dwellings per hectare for sites 0.4 to 2 hectares in size. Affordable housing provision would be policy compliant unless viability indicated otherwise.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes The Site does not benefit from an existing access; however, by amending the layout of the extant scheme (which is within the control of the Holker Estate) an access could be achieved via Lady Moyra Incline.
Steeply Sloping?	No The Site appears to be relatively flat, with a gentle slope northward.
Known utilities or infrastructure on/under site that would present a constraint?	No There does not appear to be any utilities infrastructure within the Site. Underground utilities are currently unknown, but a survey can be provided upon request.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes There is a native hedgerow to the north-west of the Site. The Site is contained by drystone wall along its southern boundary. The features could largely be incorporated into any future development on the Site.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No The Site is at very low risk from surface water flooding based on Environment Agency mapping.
Risk of Pollution, Contamination or Hazards?	No

<p>Nature and Geological Sites?</p>	<p>No</p> <p>Morecambe Bay SAC/SPA - 850m to the west</p> <p>Duddon Estuary SPA/Ramsar Site and SSSI - 850m to the west</p> <p>Duddon Mosses SSSI/SAC/National Nature Reserve - 1.5km to the north west</p> <p>Kirkby Moor SSSI – 900m to the east</p> <p>There are no local natural reserves or county wildlife sites close to the Site.</p>
<p>Potential for Protected Species?</p>	<p>Yes</p> <p>The hedgerow and drystone wall provide potential ecological habitats around the perimeter of the Site. However, these features could be incorporated into any future development and the field itself is unlikely to be sensitive from an ecological perspective because it is grazed by animals.</p>
<p>Well related to existing settlement?</p>	<p>On the edge of an existing settlement</p> <p>The Site sits adjacent to the settlement boundary of Beck Side in Kirkby-in-Furness and development on this Site would form a logical extension to the north of the settlement.</p>
<p>Good access to services and facilities by sustainable travel?</p>	<p>A limited range of facilities</p> <p>Comments (list facilities and travel times/ distances):</p> <p>The village centre of Kirkby-in-Furness is located less than 500m to the west. Amenities and facilities available in the village, as confirmed by Holker Estates, include:</p> <ul style="list-style-type: none"> • Newsagents • Primary School • Community Centre with multiple sports clubs and children’s playground • Church • Village Halls in Beckside and Wall End
<p>Protected trees?</p>	<p>Don't know</p> <p>There are no trees within the Site. There is one tree located to the south-east of the Site adjacent to Lady Mayra Incline. We do not believe it is subject to a TPO. However, this should be checked with the Council’s Development Management service.</p>



Public Rights of Way?	Yes Public footpath runs through the Site from north to south (see plan below). This route could be improved and incorporated into the layout of any future proposals on the Site.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Yes The nearest designated heritage asset is the Grade II* listed 'Church of St. Cuthbert' approximately 120m to the south east. However, any development is unlikely to have an impact on the setting of this asset given the land is low lying and due to the distance and intervening features.
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Subject to the Site being identified as a location for growth, development proposals would seek to adhere to best practice measures in relation climate change. This would include, but not limited to, meeting or exceeding building regulations, utilising sustainable construction methods, the implementation of Travel Plans to encourage and support alternative sustainable modes of travel, achieving biodiversity net gain through the creation of new habitats and the exploration of renewable energy technology.
Social/ environmental/ economic benefits?	Social: <ul style="list-style-type: none"> • A contribution towards meeting the housing needs of the District and particularly the need for new homes in the Local Service Centre of Kirkby-in-Furness, a sustainable location for growth.

Question	Submitted Information
	<ul style="list-style-type: none"> Supporting the vibrancy and vitality of local amenities and facilities in Kirkby-in-Furness. <p>Economic</p> <ul style="list-style-type: none"> Employment of local people during the construction phase and supporting the local supply chain to ensure ongoing expenditure and employment linked to the housing and development industry. Residents would provide a contribution in relation to Council tax. Residents will generate expenditure to support shops and services in Kirkby-in-Furness. A contribution towards improving local infrastructure (i.e. schools and public transport). <p>Environment</p> <ul style="list-style-type: none"> A net gain in biodiversity. Improvements to the pedestrian route through the Site.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No



Question	Submitted Information
	None known at this stage. Like the adjoining land that already benefits from planning permission, the Site is perceived to be viable and deliverable.
Capable of meeting existing Local Plan policy requirements?	<p>Yes</p> <p>At this stage we would expect the proposals to be able to meet the requirements of the Development Management Policies DPD. However, this would need to be reviewed upon the publication of the draft Local Plan Review.</p>

Additional Comments

Question	Submitted Information
Additional comments?	Additional technical work in relation to access and highway considerations is ongoing and will be shared with the Council as soon it is available.



Land South of Beck Side, Beck Side, Kirkby in Furness

Site Information

Question	Submitted Information
Site Name	Land South of Beck Side, Beck Side
Settlement/Locality	Kirkby in Furness
Call for Sites Ref	2020-CfS-85
Site Area (ha)	0.5
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.50
Easting and Northing	323494 , 482161
Current Land Use and Character	The Site includes a single agricultural field utilised for animal grazing. It is contained by a drystone wall to the north, a native hedgerow to the east and a hedgerow interspersed with trees to the south.
Known previous uses on the site	
Character and land uses of surrounding area	The Site is located on the southern edge of Beck Side in Kirkby-in-Furness which is characterised by residential development. The Site is bound by agricultural land to the south and east, and by agricultural buildings to the north and west. To the west of the Site, is the centre of Kirkby-in-Furness which includes more residential development as well as some commercial uses.
Relevant planning history on site	There is no relevant planning history at the Site.

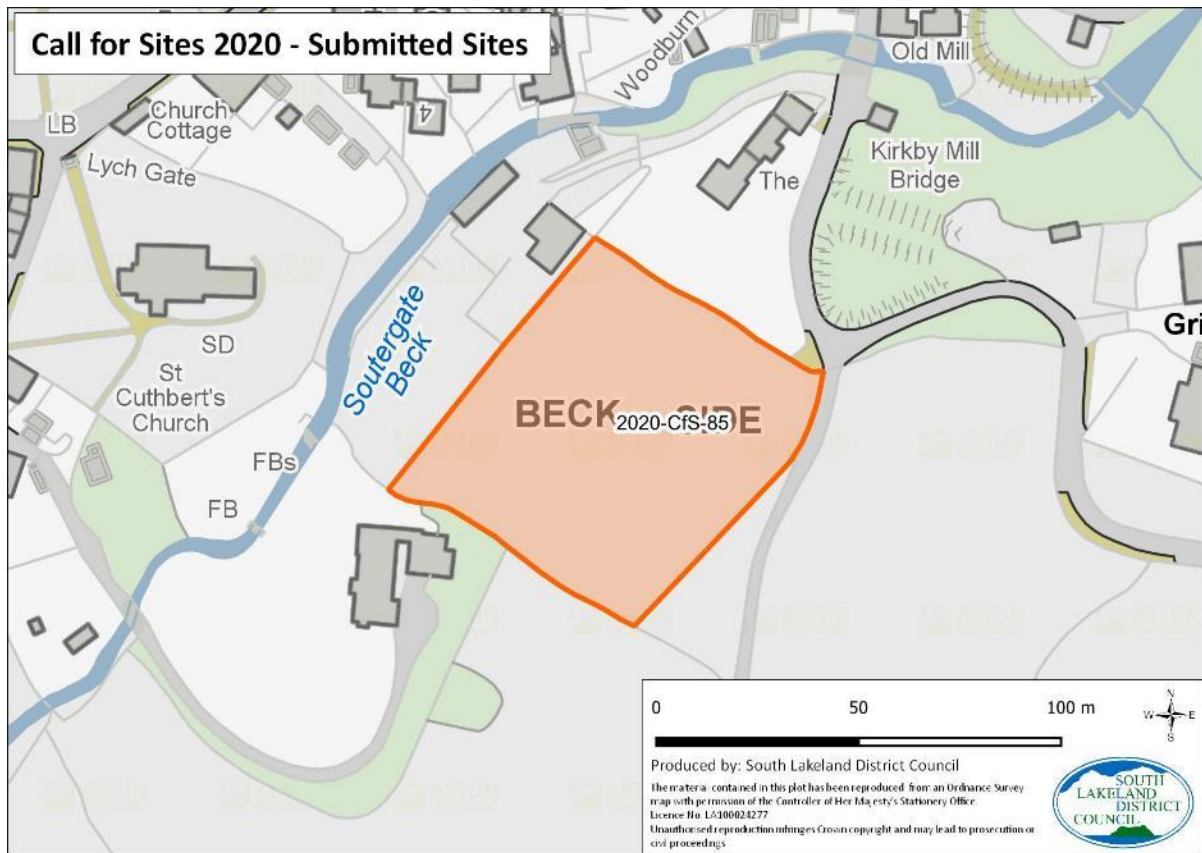


Figure 114: Land South of Beck Side, Beck Side

Proposed Use

Question	Submitted Information
Proposed Use	Residential (Use Class C3)
Additional information on proposed development	Up to 21 residential units applying the SHLAA average net density of 43 dwellings per hectare for sites 0.4 to 2 hectares in size. Affordable housing provision would be policy compliant unless viability indicated otherwise.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes The Site does not benefit from an existing access. However, the adjacent field to the east is also owned by Holker Estate which benefits from access to the north and could serve the Site.

Steeply Sloping?	<p>Don't know</p> <p>The Site slopes down westward. From our desk-based analysis the steepness of the topography unknown. A site visit is recommended.</p>
Known utilities or infrastructure on/under site that would present a constraint?	<p>Yes</p> <p>There are two utility poles located within the Site with overhead power lines that run from the western boundary towards the south-eastern boundary. One utilities pole is located along the western boundary, the second is located towards the centre of the Site. Underground utilities are currently unknown, but a survey can be provided upon request.</p>
<p>Access to the following?</p> <p>Mains Water</p> <p>Mains Sewerage</p> <p>Electrical Supply</p> <p>Gas Supply</p> <p>Landline Telephone</p> <p>Superfast Fibre</p> <p>Broadband</p>	<p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p>
Existing Landscape Features?	<p>Yes</p> <p>The Site is contained by a drystone wall along the northern boundary and native hedgerows to the east. There is a further hedgerow interspersed with trees along the southern boundary. These features could largely be incorporated into any future development on the Site.</p>
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	<p>No</p> <p>The Site is at very low risk from surface water flooding based on Environment Agency mapping.</p>
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	<p>No</p> <p>Morecambe Bay SAC/SPA - 850m to the west</p> <p>Duddon Estuary SPA/Ramsar Site and SSSI - 850m to the west</p>

	<p>Duddon Mosses SSSI/SAC/National Nature Reserve - 1.6km to the north west</p> <p>Kirkby Moor SSSI – 1km to the east</p> <p>There are no local natural reserves or county wildlife sites close to the Site.</p>
Potential for Protected Species?	<p>Yes</p> <p>The hedgerows, trees and drystone wall provide potential ecological habitats around the perimeter of the Site. However, these features could be incorporated into any future development and the field itself is unlikely to be sensitive from an ecological perspective.</p>
Well related to existing settlement?	<p>On the edge of an existing settlement</p> <p>The Site sits on the edge of the settlement boundary of Beck Side in Kirkby-in-Furness and development on this Site would form a logical extension to the south of Beck Side.</p>
Good access to services and facilities by sustainable travel?	<p>A limited range of facilities</p> <p>The centre of Kirkby-in-Furness is located approximately 500m to the west of the Site.</p> <p>Amenities and facilities available in the village, as confirmed by Holker Estates, include:</p> <ul style="list-style-type: none"> • Newsagents • Primary School • Community Centre with multiple sports clubs and children’s playground • Church • Village Hall
Protected trees?	<p>Don't know</p> <p>There are some trees located at the northern and southern boundaries of the Site. We do not believe these are subject to a TPO. However, this should be checked with the Council’s Development Management service.</p>
Public Rights of Way?	<p>Yes</p> <p>A public footpath runs along the north-eastern edge of the Site (see plan attached).</p>

	This route could be improved and incorporated into the layout of any future proposals on the Site.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Yes The nearest designed heritage asset is the Grade II* listed 'Church of St. Cuthbert' approximately 100m to the west. However, any development is unlikely to have an impact on the setting of this asset because of the intervening mature trees. The development could also be pulled back away from the western boundary to minimise any perceived impact.
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Subject to the Site being identified as a location for growth, development proposals would seek to adhere to best practice measures in relation climate change. This would include, but not limited to, meeting or exceeding building regulations, utilising sustainable construction methods, the implementation of Travel Plans to encourage and support alternative sustainable modes of travel, achieving biodiversity net gain through the creation of new habitats and the exploration of renewable energy technology.
Social/ environmental/ economic benefits?	Social: <ul style="list-style-type: none"> • A contribution towards meeting the housing needs of the District and particularly the need for new homes in the Local Service Centre of Kirkby-in-Furness, a sustainable location for growth. • Supporting the vibrancy and vitality of local amenities and facilities in Kirkby-in-Furness.

Question	Submitted Information
	<p>Economic</p> <ul style="list-style-type: none"> • Employment of local people during the construction phase and supporting the local supply chain to ensure ongoing expenditure and employment linked to the housing and development industry. • Residents would provide a contribution in relation to Council tax. • Residents will generate expenditure to support shops and services in Kirkby-in-Furness. • A contribution towards improving local infrastructure (i.e. schools and public transport). <p>Environment</p> <ul style="list-style-type: none"> • A net gain in biodiversity. • Improvements to the pedestrian route adjacent to the Site.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No



Question	Submitted Information
Capable of meeting existing Local Plan policy requirements?	Yes At this stage we would expect the proposals to be able to meet the requirements of the Development Management Policies DPD. However, this would need to be reviewed upon the publication of the draft Local Plan Review.

Additional Comments

Question	Submitted Information
Additional comments?	Additional technical work in relation to access, highway and highways considerations is ongoing and will be shared with the Council as soon it is available.



Land South of Lady Moyra Incline, Kirkby in Furness

Site Information

Question	Submitted Information
Site Name	Land South of Lady Moyra Incline
Settlement/Locality	Kirkby in Furness
Call for Sites Ref	2020-CfS-86
Site Area (ha)	0.8
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.80
Easting and Northing	323106 , 482278
Current Land Use and Character	The Site forms part of a larger agricultural field utilised for animal grazing. It is bound by a drystone wall and trees to the north-east, fencing to the east and native hedgerow to the north and west. The southern boundary is currently undefined.
Known previous uses on the site	
Character and land uses of surrounding area	To Site is bound by residential development as well as other commercial uses in the Local Service Centre of Kirkby-in-Furness to the north. To the east, the Site is bound by outdoor sports facilities which include tennis courts, a bowling green and playing pitches. Beyond this is Beck Side which is a modest settlement comprising residential development and St Cuthbert's Church. The surrounding land use to the west and south is predominantly in agricultural use.
Relevant planning history on site	There is no relevant planning history at the Site.

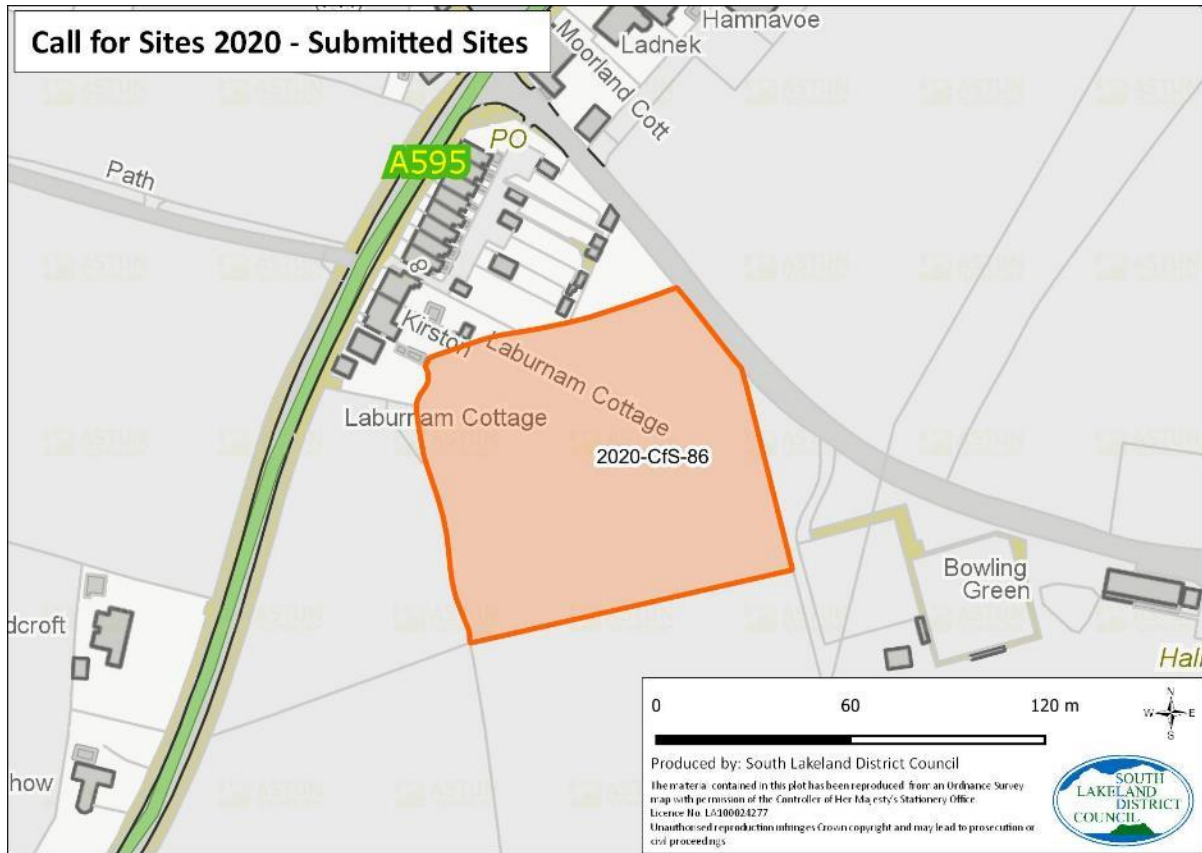


Figure 115: Land South of Lady Moyra Incline

Proposed Use

Question	Submitted Information
Proposed Use	Residential (Use Class 3)
Additional information on proposed development	Up to 34 residential units applying the SHLAA average net density of 43 dwellings per hectare for sites 0.4 to 2 hectares in size. Affordable housing provision would be policy compliant unless viability indicated otherwise.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes The Site does not benefit from an existing access; however, a new access could be created via Lady Moyra Incline to the north-east.
Steeply Sloping?	No

	The Site appears to be relatively flat with a slight slope southward
Known utilities or infrastructure on/under site that would present a constraint?	Yes There are two utilities pole within the Site. One is located at the north eastern corner adjacent to Lady Moyra Incline, and the second is situated along the north-western boundary adjacent to the residential properties. An overhead power line runs between these utilities poles. Underground utilities are currently unknown, but a survey can be provided upon request.
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes The Site is demarcated by trees and a drystone wall at the north eastern corner. The northern and western boundaries are bound by native hedgerows. The features could largely be incorporated into any future development on the Site.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No The Site is at a very low risk from surface water flooding based on Environment Agency mapping. There is a very small area towards the south-west of the Site which has a low risk from surface water flooding.
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No Morecambe Bay SAC/SPA - 450m to the west Duddon Estuary SPA/Ramsar Site and SSSI - 450m to the west

	<p>Duddon Mosses SSSI/SAC/National Nature Reserve - 1.5km to the north west</p> <p>Kirkby Moor SSSI – 1.2km to the east</p> <p>There are no local natural reserves or county wildlife sites close to the Site.</p>
Potential for Protected Species?	<p>Yes</p> <p>The trees, hedgerow and drystone wall provide potential ecological habitats around the perimeter of the Site. However, these features could be incorporated into any future development and the field itself is unlikely to be sensitive from an ecological perspective because it is grazed by animals.</p>
Well related to existing settlement?	<p>On the edge of an existing settlement</p> <p>The Site sits adjacent to the settlement boundary of Kirkby-in-Furness and development on this Site would form a logical extension to the south of the existing settlement.</p>
Good access to services and facilities by sustainable travel?	<p>A limited range of facilities</p> <p>The Local Service Centre of Kirkby-in-Furness is located less than 100m to the north. Amenities and facilities available in the village, as confirmed by Holker Estates, include:</p> <ul style="list-style-type: none"> • Newsagents • Primary School • Community Centre with multiple sports clubs and children’s playground • Church • Village Halls
Protected trees?	<p>Don't know</p> <p>There are some trees located at the northern eastern corner of the Site at Lady Mayra Incline. We do not believe these are subject to a TPO. However, this should be checked with the Council’s Development Management service.</p>
Public Rights of Way?	No
Currently used for sport or recreation?	No

Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Yes The nearest designated heritage asset is the Grade II* listed 'Church of St. Cuthbert' approximately 300m to the east. However, any development is unlikely to have an impact on the setting of this asset given the distance and intervening features.
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Subject to the Site being identified as a location for growth, development proposals would seek to adhere to best practice measures in relation climate change. This would include, but not limited to, meeting or exceeding building regulations, utilising sustainable construction methods, the implementation of Travel Plans to encourage and support alternative sustainable modes of travel, achieving biodiversity net gain through the creation of new habitats and the exploration of renewable energy technology.
Social/ environmental/ economic benefits?	<p>Social:</p> <ul style="list-style-type: none"> • A contribution towards meeting the housing needs of the District and particularly the need for new homes in the Local Service Centre of Kirkby-in-Furness, a sustainable location for growth. • Supporting the vibrancy and vitality of local amenities and facilities in Kirkby-in-Furness. <p>Economic</p> <ul style="list-style-type: none"> • Employment of local people during the construction phase and supporting the local supply chain to ensure ongoing expenditure and employment linked to the housing and development industry. • Residents would provide a contribution in relation to Council tax.

Question	Submitted Information
	<ul style="list-style-type: none"> Residents will generate expenditure to support shops and services in Kirkby-in-Furness. A contribution towards improving local infrastructure (i.e. schools and public transport). Environment <ul style="list-style-type: none"> A net gain in biodiversity.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No None known at this stage. The Site is perceived to be viable and deliverable.
Capable of meeting existing Local Plan policy requirements?	Yes At this stage we would expect the proposals to be able to meet the requirements of the Development Management Policies DPD. However, this would need to be reviewed upon the publication of the draft Local Plan Review.



Additional Comments

Question	Submitted Information
Additional comments?	Additional technical work in relation to access and highways considerations is ongoing and will be shared with the Council as soon it is available.



4.5 Penny Bridge

Land at the Old Vicarage, Penny Bridge

Site Information

Question	Submitted Information
Site Name	Land at the Old Vicarage
Settlement/Locality	Penny Bridge
Call for Sites Ref	2020-CfS-68
Site Area (ha)	0.77
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.77
Easting and Northing	331011 , 482666
Current Land Use and Character	Field
Known previous uses on the site	None
Character and land uses of surrounding area	Residential
Relevant planning history on site	None

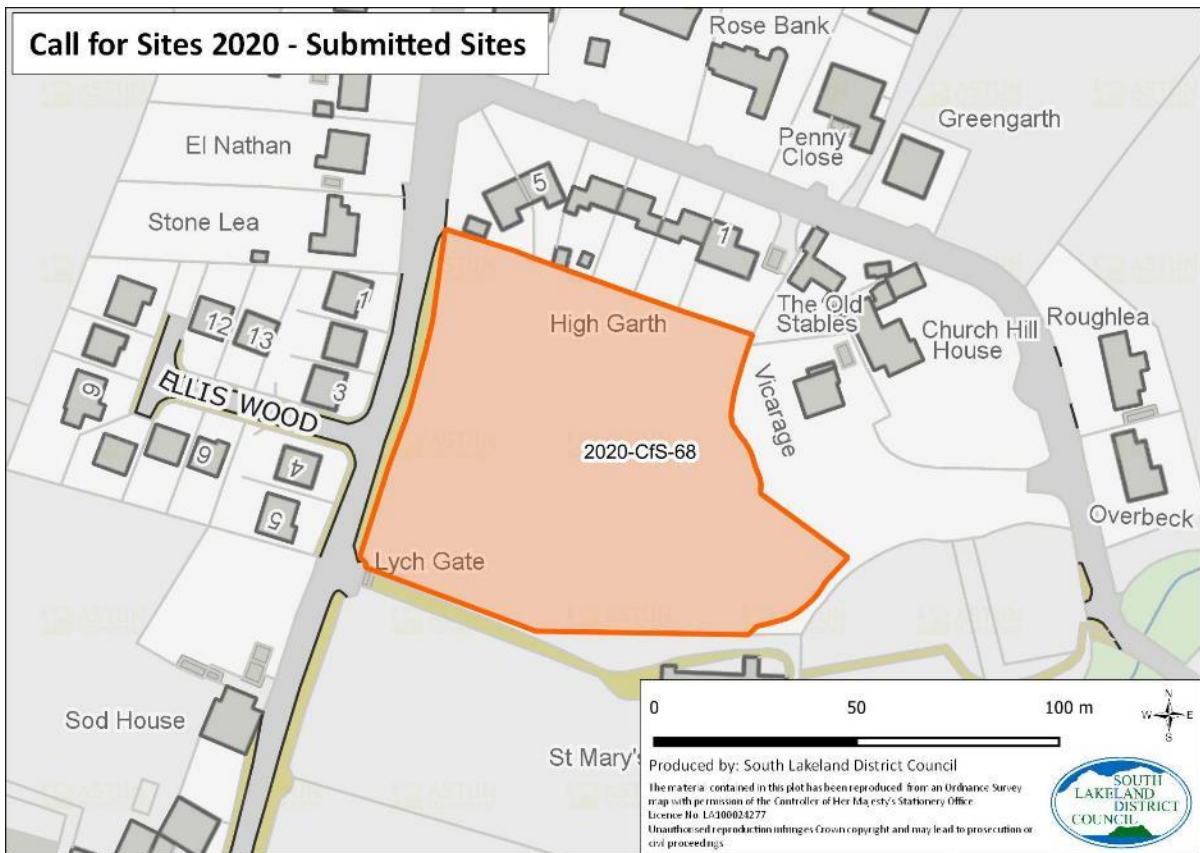


Figure 116: Land at the Old Vicarage

Proposed Use

Question	Submitted Information
Proposed Use	Housing
Additional information on proposed development	Approximately 21 dwellings.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	Yes Land slopes from south to north.
Known utilities or infrastructure on/under site that would present a constraint?	No



Access to the following?	
Mains Water	Yes
Mains Sewerage	Yes
Electrical Supply	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Unsure
Existing Landscape Features?	No
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No The Morecambe Bay Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site is located approximately 600 metres to the west of the site.
Potential for Protected Species?	No
Well related to existing settlement?	Within an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities <ul style="list-style-type: none"> • Penny Bridge C of E Primary School – 0.2 miles and 4 minutes walking distance. • Greenodd Post Office – 0.5 miles and 11 minutes walking distance. • Greenodd Bakery – 0.5 miles and 11 minutes walking distance. • Hutchinson Butchers – 0.5 miles and 11 minutes walking distance. • Crakeside Business Park – 0.5 miles and 11 minutes walking distance.
Protected trees?	No

Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The development of the proposed site will support sustainable travel and reduce car travel due to its location within the village.
Social/ environmental/ economic benefits?	No comments given

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity



Question	Submitted Information
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	Please see enclosed Planning Appraisal.



Stable Yard, Penny Bridge, Penny Bridge

Site Information

Question	Submitted Information
Site Name	Stable Yard, Penny Bridge
Settlement/Locality	Penny Bridge
Call for Sites Ref	2020-CfS-92
Site Area (ha)	0.33
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	0.08
Easting and Northing	330762 , 483364
Current Land Use and Character	Disused agricultural buildings and old stable yard
Known previous uses on the site	Former stables (19th Century/20th Century) and estate work yard
Character and land uses of surrounding area	Part of large country house, lying on opposite side of main road to main house (A5092). Bordered by garden, woodland and agricultural land
Relevant planning history on site	

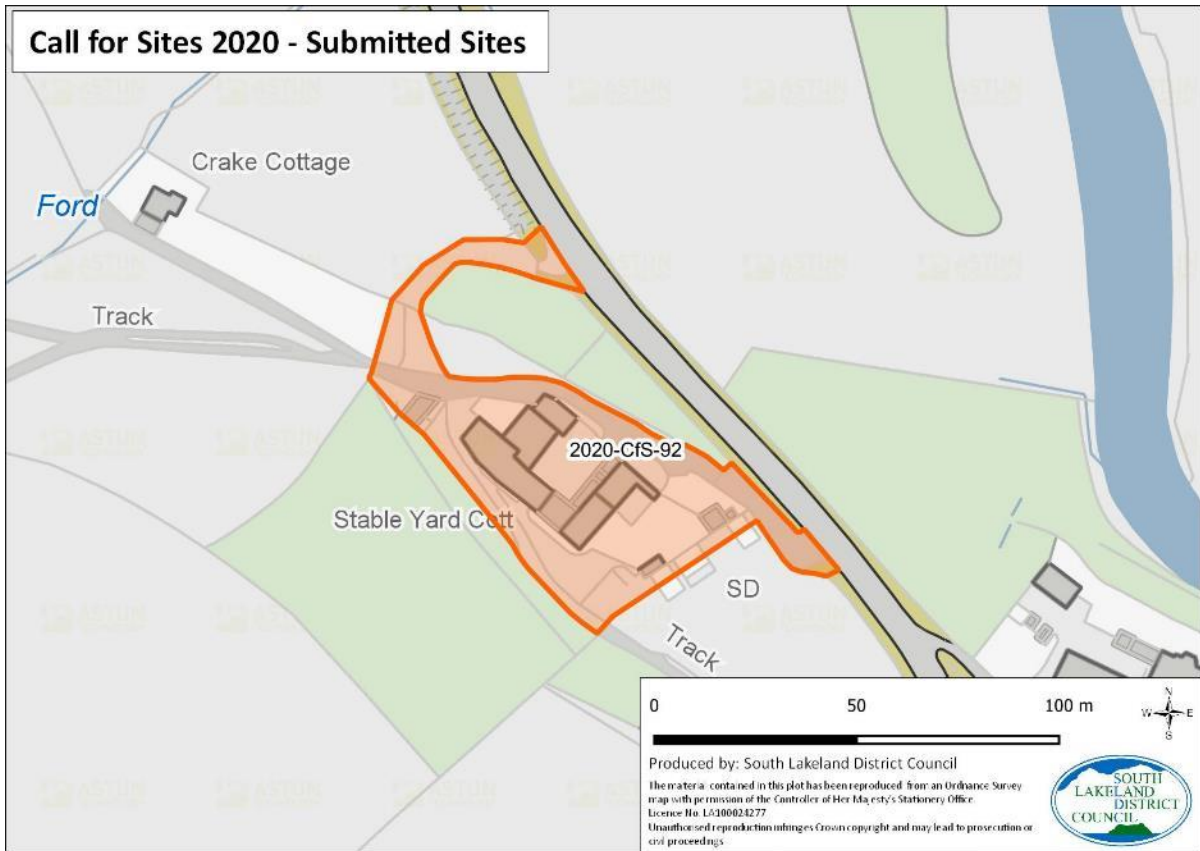


Figure 117: Land at Stable Yard, Penny Bridge

Proposed Use

Question	Submitted Information
Proposed Use	Employment/offices
Additional information on proposed development	Potential for up to 11 units totalling about 806m ² of office space (existing buildings footprint)

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes However, it is proposed to create a one way entry/exist system and some modification/re-profiling of the access might be necessary
Steeply Sloping?	No The area adjacent to the site slopes down to the main road and behind the site into woodland beyond

Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	
Mains Water	Yes
Mains Sewerage	No
Electrical Supply	Yes
Gas Supply	No
Landline Telephone	Yes
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes Some mature line trees on the site boundary. Existing 19th Century agricultural/equine buildings (currently unused)
Flood Zone?	Don't know It is not in a flood zone
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Yes Bats
Well related to existing settlement?	On the edge of an existing settlement It forms the edge of the existing Penny Bridge/ Greenodd Service Area
Good access to services and facilities by sustainable travel?	A good range of facilities Greenodd/Penny Bridge presently have: primary and pre-schools, church, 2 pubs, bakery/café, village shop, butcher, 2 agricultural suppliers, ice cream shop, wine shop, tool hire supplier, fish and chip shop, village hall, croquet club, motor repair shop and car dealership
Protected trees?	No



Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site will be using the existing fabric of the buildings then converted with latest insulating etc. methods. Developing local office/business space will enable local residents to walk/cycle to work, reducing car travel
Social/ environmental/ economic benefits?	Developing the site for a business/office use will present an opportunity for local businesses to have out of town offices. The current Covid-19 pandemic has shown the benefits of local office space use during lockdown reducing commutes, but highlighting the difficulties some workers have in working from home (lack of space broadband etc.)

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No



Question	Submitted Information
Minerals Rights	No
Other	Yes
Comments	The site forms part of the Penny Bridge Hall Estate Heritage Exemption
Available?	Immediately
Site Progress?	No activity
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Don't know

Additional Comments

Question	Submitted Information
Additional comments?	See separate cover letter

4.6 Swarthmoor

Land off Cross-a-Moor, Swarthmoor

Site Information

Question	Submitted Information
Site Name	Land off Cross-a-Moor
Settlement/Locality	Swarthmoor
Call for Sites Ref	2020-CfS-75
Site Area (ha)	8.02
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	8.02
Easting and Northing	326951 , 476952
Current Land Use and Character	Agricultural
Known previous uses on the site	
Character and land uses of surrounding area	The site is located north-west of Ulverston Road and has direct frontage onto the A590, which is a strategic highway route which runs east-west across South Lakeland. Cross-a-Moor Lane forms the south-western boundary of the site.
Relevant planning history on site	The land off Cross-a-Moor site at Swarthmoor is allocated for residential development by Policy LA5.6 of the South Lakeland Land Allocations DPD (LADPD) (adopted 2013). In November 2014 Story Homes submitted a planning application for the development of 141 dwellings at the site (reference: SL/2014/1147). The application related only to that part of the allocation which is within Story's control, such that it excluded the westernmost field. It proposed access directly from the A590 Ulverston Road. The application was withdrawn following the receipt of comments from Highways England (HE) which identified that, inter alia, the A590 – which forms part of the strategic road network for which HE is responsible – is somewhat constrained, and that a major improvement to the

Question	Submitted Information
	<p>A590/Cross-a-Moor Lane/Main Road staggered junction is required to unlock additional capacity. These works secured funding in December 2017 and HE have advised that works are likely to commence late within 2020/21 or into 2021/22.</p> <p>In February 2019 SLDC granted outline planning permission for the development of 27 dwellings on the westernmost field within the allocation adjacent to Cross-a-Moor Lane (reference: SL/2017/1681). This development will be accessed off Cross-a-Moor Lane and, as required by a condition on the permission, will provide a highway link to the wider allocation within Story Homes' control.</p>

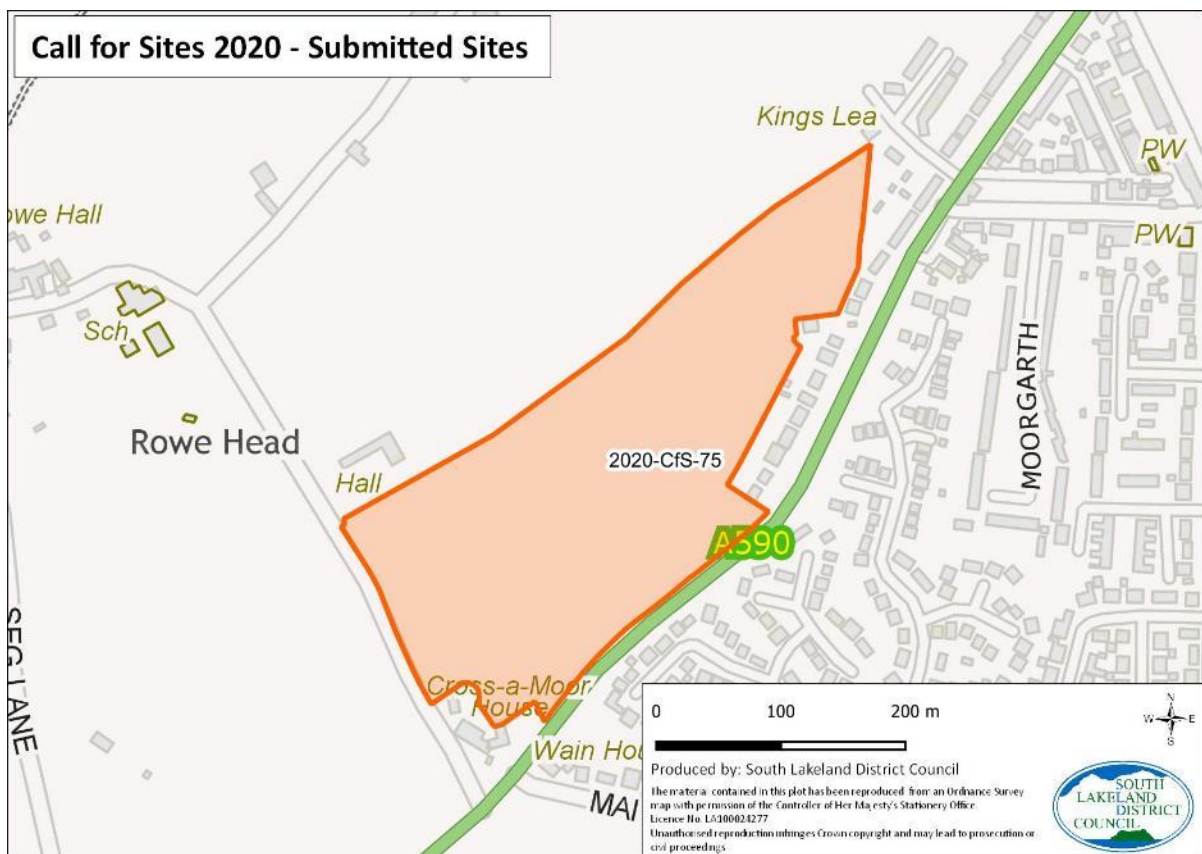


Figure 118: Land off Cross-a-Moor



Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	<p>The Site is allocated for residential development by Policy LA2.7 of the LADPD, which estimated that it could deliver around 161 dwellings.</p> <p>Outline planning permission on the westernmost field has been granted for 27 dwellings. A planning application on the remainder of the site for 141 dwellings was considered acceptable in principle, save for the highways issues noted above. As such, it is considered that the site can deliver c. 170 dwellings.</p>

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	<p>Yes</p> <p>The Development Brief for the site identified the new access from the A590. The Transport Assessment submitted alongside the previous planning application for the site in 2014 demonstrated that this is achievable and will be both a safe and appropriate form of access.</p> <p>This remains the case, and the highways improvements planned by HE will address existing highway capacity constraints within this part of the A590 corridor and slow traffic speeds, such that a safe and appropriate access from the A590 is readily achievable and sustainable.</p>
Steeply Sloping?	<p>No</p> <p>The site has a relatively flat topography and therefore no topographical or stability challenges. As demonstrated by the Planning History.</p>
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following? Mains Water	Could readily be provided

<p>Mains Sewerage</p> <p>Electrical Supply</p> <p>Gas Supply</p> <p>Landline Telephone</p> <p>Superfast Fibre</p> <p>Broadband</p>	<p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p> <p>Could readily be provided</p>
<p>Existing Landscape Features?</p>	<p>Yes</p> <p>The fields are sub-divided by a combination of hedgerow and dry stone walls within the site. Hedgerows separate the site from further open fields to the north-west. There is also an existing hedgerow along the south eastern boundary, separating it from the A590T and a dry stone wall along the site's boundary with Pennington Lane.</p>
<p>Flood Zone?</p>	<p>Flood Zone 1</p> <p>A full flood risk assessment to accompany any future planning application on the site.</p>
<p>Surface Water Flood Risk?</p>	<p>No</p> <p>A full flood risk assessment will be undertaken to accompany any future planning application on the site.</p>
<p>Risk of Pollution, Contamination or Hazards?</p>	<p>No</p> <p>A full site investigation will be undertaken to accompany any future planning application on the site.</p>
<p>Nature and Geological Sites?</p>	<p>No</p> <p>The site is not covered by any ecological designation or adjacent to any.</p>
<p>Potential for Protected Species?</p>	<p>No</p> <p>Ecological Survey work will be undertaken as detailed layout design is brought forward on the site; however, given the residential allocation and the sites planning history, it is considered that there are no overriding ecological reasons to preclude development on the site.</p>
<p>Well related to existing settlement?</p>	<p>On the edge of an existing settlement</p> <p>The site is located north-west of the settlement Swarthmoor.</p>

Good access to services and facilities by sustainable travel?	A good range of facilities The site is located on the edge of Swarthmoor which is identified as a local service centre and therefore has access to a good range of facilities, including Pennington Village Memorial Hall, a children's nursery and Pennington Primary School to the north west.
Protected trees?	No
Public Rights of Way?	Yes There are pavements on both sides of the A590T which passes through Swarthmoor abutting the site on its south-eastern boundary. There is also an existing pavement on one side of Pennington Lane bounding the site to the south-west which links Cross-a-Moor junction with Pennington. There is also a signalled pedestrian crossing located on the A590T near to Cross-a-Moor. There is also a public right of way along Rufus Lane to the north of the site.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Yes Pennington Parish Ware Memorial Cross is located c. 100m adjacent to the south western corner of the site. However, in between this and the boundary of the site are existing dwellings which significantly reduces any impact from future development on the site.
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is located immediately adjacent to the west of Swarthmoor and has a direct frontage onto the A590, which is a strategic highway route running

Question	Submitted Information
	<p>east-west across South Lakeland. This network provides easy and direct access into Ulverston which is the second largest settlement in the District and is a Principle Service Settlement, providing access to a large range of services and facilities. A safe and suitable access to the site from the A590 can be achieved, particularly given the capacity benefits which will be achieved by the forthcoming Highways England works to enhance the existing junction at the south-west corner of the site.</p> <p>A number of bus stops are located along the A590 meaning that Ulverston and surrounding areas can be easily accessed via public transport. The Site has a close physical relationship with the existing built up part of the settlement of Swarthmoor and is well-located in relation to nearby services and facilities, including Pennington Village Memorial Hall, a children's nursery, and Pennington Primary School to the north-west.</p> <p>This sustainable location means that inherently the site will encourage the use of more sustainable modes of travel, including via public transport or on foot, and therefore reduce the reliance upon cars.</p> <p>As detailed layout design is brought forward on the site, Story Homes will seek to provide a high quality landscape led scheme which will incorporate areas of green infrastructure to protect and enhance the natural environment. Furthermore, upon detailed design, Story Homes will explore the opportunities to incorporate renewable energy technology and sustainable construction methods.</p>
<p>Social/ environmental/ economic benefits?</p>	<p>The site is located immediately adjacent to the west of Swarthmoor which is a relatively small settlement. The site has a direct frontage onto the A590, which is a strategic highway route running east-west across South Lakeland, providing direct and easy access into Ulverston which is the second largest settlement in the District and a Principle Service Settlement.</p> <p>Settlements like Swarthmoor provide locations for people working within key employment locations with places to live, close to existing services and facilities and employment opportunities. Clusters of development within smaller settlements areas also provides the opportunity to support services, by</p>

Question	Submitted Information
	<p>increasing the number of working age families who can underpin the viability and vitality of local shops and schools. It can therefore play a critical role in underpinning the future sustainability of smaller towns and villages.</p> <p>Story Homes will seek to provide a development of the highest quality across the site which will protect the environment, improve health and reduce health inequality through the provision of a landscape led layout which will include new green spaces and networks.</p>

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Part owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	<p>Immediately</p> <p>The majority of the site is under option by Story Homes. A small part of the site, comprising the westernmost field adjacent to Cross-a-Moor Lane which is c.1.09ha in size, is privately owned. The entire site is owned by willing landowners, in that they are willing – and indeed keen – to bring the site forward for residential development. This is made clear by the planning history at the site and its promotion by Story Homes. The site is therefore available for development.</p>
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years



Question	Submitted Information
Constraints affecting development?	Yes
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	The site benefits from an extant allocation in the LADPD. It is suitable and available for development, and is capable of delivering new homes within the next two years following the expected completion of the necessary highway infrastructure improvements. The site is therefore deliverable and can contribute towards meeting the district's housing needs. The allocation should therefore be carried forward into the LPR.



Land South of Main Road 1, Swarthmoor

Site Information

Question	Submitted Information
Site Name	Land South of Main Road 1, Swarthmoor
Settlement/Locality	Swarthmoor
Call for Sites Ref	2020-CfS-98
Site Area (ha)	2.6
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.60
Easting and Northing	327334 , 476488
Current Land Use and Character	Agriculture
Known previous uses on the site	
Character and land uses of surrounding area	Agricultural land to East, South and West Land to North part residential part agricultural
Relevant planning history on site	



Figure 119: Land South of Main Road 1, Swarthmoor

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	To be agreed with Local Authority- The scale of development will need to be sensitive to the existing local built and settlement form, local character and setting to determine an appropriate housing density for the site

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Main Road, Swarthmoor adjacent northern boundary of the site
Steeply Sloping?	No

Known utilities or infrastructure on/under site that would present a constraint?	Yes Overhead electricity line
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	No Open cut drain
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	Don't know
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement South East of Swarthmoor
Good access to services and facilities by sustainable travel?	A good range of facilities Shop and garage (Essa) Mountbarrow Road -3 min. by car Open Spaces (playground)-10 min. walk Community facilities within 10 min. walk Bus stop -5 min. walk Pennington Primary School-2 min.by car or 10 min. walk. Swarthmoor Social Football Club-10 min. walk
Protected trees?	No

Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	To be agreed
Social/ environmental/ economic benefits?	To be discussed

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	Unsure
Other	No
Comments	
Available?	Immediately
Site Progress?	Enquiries received



Question	Submitted Information
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	



Land South of Main Road 2, Swarthmoor

Site Information

Question	Submitted Information
Site Name	Land South of Main Road 2, Swarthmoor
Settlement/Locality	Swarthmoor
Call for Sites Ref	2020-CfS-99
Site Area (ha)	3.3
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	3.30
Easting and Northing	327217 , 476590
Current Land Use and Character	Agriculture
Known previous uses on the site	
Character and land uses of surrounding area	Agricultural land to East, South and West Land to North Residential
Relevant planning history on site	

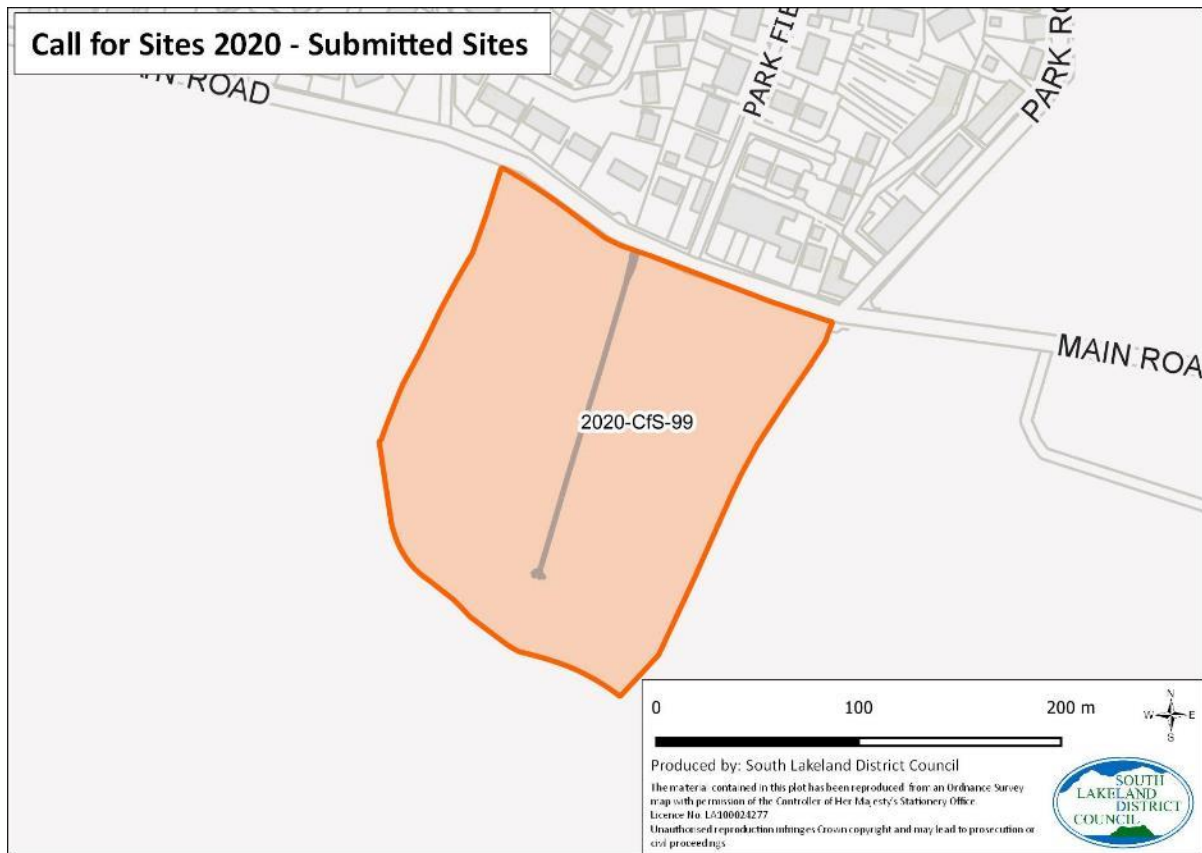


Figure 120: Land South of Main Road 2, Swarthmoor

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	To be agreed with Local Authority - The scale of development will need to be sensitive to the existing local built and settlement form, local character and setting to determine an appropriate housing density for the site

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Main Road, Swarthmoor adjacent northern boundary of the site
Steeply Sloping?	No

Known utilities or infrastructure on/under site that would present a constraint?	Yes Overhead electricity line
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes Open cut drain
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	Yes A small area adjacent to the discharge culvert under the highway may back up in times of heavy rainfall
Risk of Pollution, Contamination or Hazards?	Don't know
Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	On the edge of an existing settlement South of and close to the main Swarthmoor settlement
Good access to services and facilities by sustainable travel?	A good range of facilities <ul style="list-style-type: none"> • Shop and garage (Esso) Mountbarrow Road - 3 min. by car • Open Spaces (playground) - 10 min. walk • Community facilities within 10 min. walk • Bus stop - 5 min. walk • Pennington Primary School- 2 min.by car or 10 min. walk.

	<ul style="list-style-type: none"> Swarthmoor Social Football Club- 10 min. walk
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Creation of an attenuation/balancing pond would help mitigate any existing run off/ flooding issues. Others to be agreed
Social/ environmental/ economic benefits?	To be discussed

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	Yes
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	Unsure
Other	No

Question	Submitted Information
Comments	Although the site is jointly owned by 2 parties these parties are working in unison with respect to potential development.
Available?	Immediately
Site Progress?	Enquiries received
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	

4.7 Lindal in Furness

Ore Mill Sidings, Land opposite Bank Terrace, Ulverston Road, Lindal in Furness

Site Information

Question	Submitted Information
Site Name	Ore Mill Sidings, Land opposite Bank Terrace, Ulverston Road
Settlement/Locality	Lindal in Furness
Call for Sites Ref	2020-CfS-1
Site Area (ha)	2.39
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	2.00
Easting and Northing	325515 , 475948

Question	Submitted Information
Current Land Use and Character	unused vacant land , brownfield site of 'nil use'
Known previous uses on the site	Railway Sidings, Gas works, Railway wagon repair works
Character and land uses of surrounding area	Housing on East View, Lindal and Bank Terrace, Lindal A590 road with approved access to site to North Main active Railway Line to South
Relevant planning history on site	Application for a single dwelling Application for HGV operating centre Application for a Concrete Batching Plant Ref SL/2016/0600



Figure 121: Ore Mill Sidings, Land opposite Bank Terrace, Ulverston Road

Proposed Use

Question	Submitted Information
Proposed Use	Housing or Employment or Mixed
Additional information on proposed development	Between 1 and 75 mixed housing including older persons housing and affordable homes as determined by SLDC Employment land as determined by SLDC requirements

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes Existing entrance approved in 1986 by SLDC and constructed to highways standard
Steeply Sloping?	No Numerous surveys carried out in respect of application SL/2016/0600
Known utilities or infrastructure on/under site that would present a constraint?	Yes 7" gas main adjacent to railway line which can be relocated if required
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided Could readily be provided Yes Yes Yes Could readily be provided
Existing Landscape Features?	No No history of flooding, No trees or hedgerows
Flood Zone?	Don't know
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No

Nature and Geological Sites?	No
Potential for Protected Species?	No
Well related to existing settlement?	Within an existing settlement Majority of village within Borough of Barrow in Furness. Part of East View, Pennington Lane and Bank Terrace are in South Lakeland within speed limit and village designation
Good access to services and facilities by sustainable travel?	A good range of facilities Schools (primary school in village) and shopping available in Ulverston or Dalton both 5 minutes away by car or bus. Existing footpaths in either direction.
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Site could accommodate a wind turbine. Housing could include ground heat source pumps and solar panels. Recycled concrete available within village confines opposite proposed site. Latest methods of construction with regard to insulation. Site adjacent to A590 with existing cycle route and bus route.
Social/ environmental/ economic benefits?	Reduce the need to identify and use green field sites.



Question	Submitted Information
	<p>Housing development would help sustain village school, church, public house, cricket club and bowling club.</p> <p>Retirement home could provide much needed specialised housing for the elderly in a semi-rural setting.</p> <p>Any employment land use could provide jobs for village residents given that at present there are few opportunities within the village</p>

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	<p>No</p> <p>No</p> <p>Yes</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p>
Comments	<p>With regard to the existing approved entrance, the first 30ft is in my ownership whereas the next 20ft is in the ownership of a third party. I have an established right of way and the owner is agreeable to any construction required to facilitate access in exchange for a right of way over the land in my ownership</p>
Available?	Immediately
Site Progress?	Site is being marketed
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes



Additional Comments

Question	Submitted Information
Additional comments?	<p>The owners of the adjoining site which accommodated the Ore Crushing Plant wish to see their site developed/sold (approximately 4 acres)</p> <p>The owners of the land known as Lowfield wish to develop/sell their land (approximately 2 acres)</p> <p>With regard to the flooding on the A590 at Lowfield, the problem has been addressed satisfactorily</p>



Former Iron Ore Mill, off the A590 Lindal-in-Furness, Lindal in Furness

Site Information

Question	Submitted Information
Site Name	Former Iron Ore Mill, off the A590 Lindal-in-Furness
Settlement/Locality	Lindal in Furness
Call for Sites Ref	2020-CfS-36
Site Area (ha)	1
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	1.00
Easting and Northing	325416 , 475902
Current Land Use and Character	Unused. Former Brownfield site
Known previous uses on the site	Iron Ore Mill
Character and land uses of surrounding area	Housing to the west. Greenbelt to the south.
Relevant planning history on site	No planning application ever made.

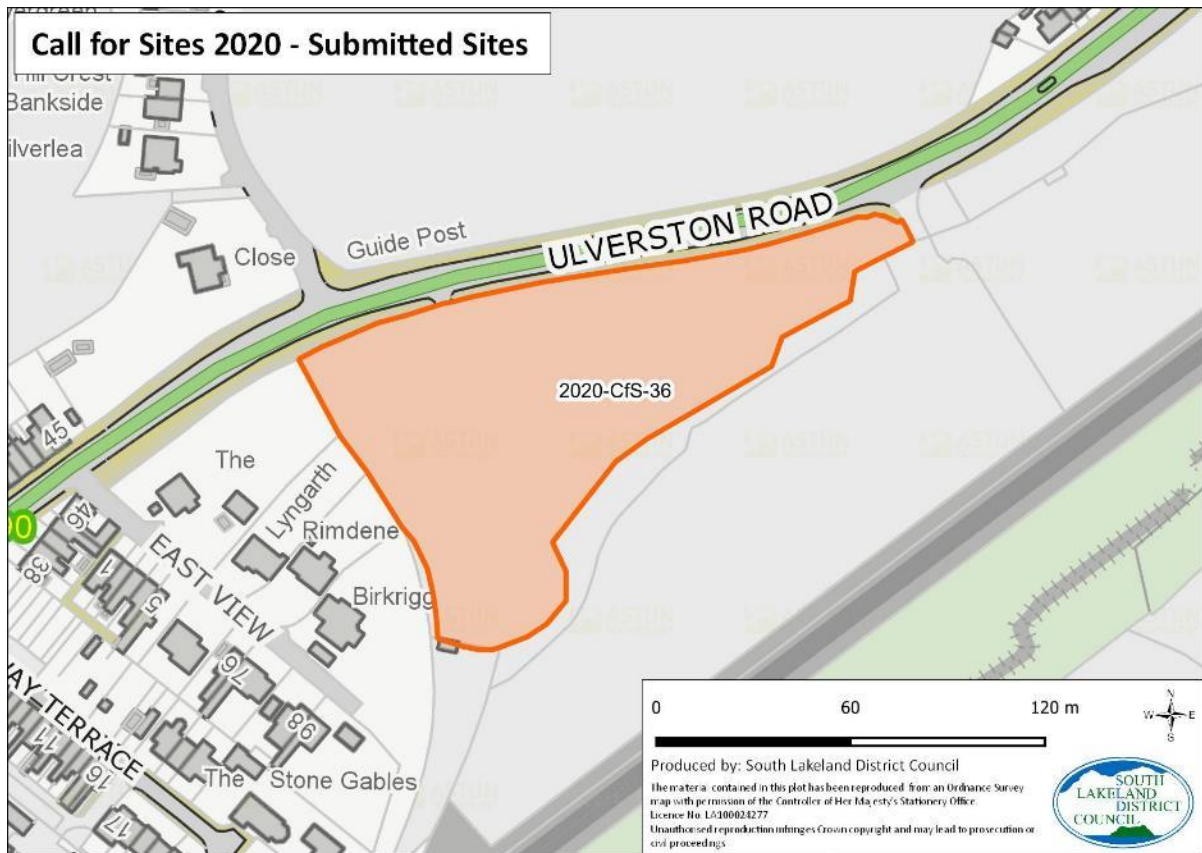


Figure 122: Land at former Iron Ore Mill, off the A590 Lindal-in-Furness

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	To develop an exclusive upmarket site of twelve bungalows and houses with garages. Using local random stone for fascia and garden walls.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Yes
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	No
Access to the following?	

Mains Water	Could readily be provided
Mains Sewerage	Could readily be provided
Electrical Supply	Could readily be provided
Gas Supply	Could readily be provided
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	No
Flood Zone?	Don't know
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	No
Potential for Protected Species?	Don't know
Well related to existing settlement?	On the edge of an existing settlement
Good access to services and facilities by sustainable travel?	A good range of facilities
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	Don't know
Within/adjacent Conservation Area?	Don't know
Listed buildings on/near site?	No
Scheduled monuments on/near site?	No
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	No comments submitted
Social/ environmental/ economic benefits?	It is clear from previous planning applications for adjoining sites that neither the Council nor local residents are not in favour of major industrial development. I also think that neither would be in favour of a large scale residential development. I do believe my proposal tidies up and enhances the value of local houses and creates a minimum impact of traffic leaving/ joining the A590.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site
Affected by:	
Multiple Ownership	No
Third Party Land	No
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	Not Known
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Don't know



Additional Comments

Question	Submitted Information
Additional comments?	Proof of ownership to follow ASAP although my client has owned the land for very many years. He was then not legally liable to provide the deeds. Now he is and solicitors are actively rectifying this with all speed. They can confirm this and I will provide you with a written copy as soon as possible.



5 Version Control

Version	Changes
Version 1: March 2021	n/a
Version 2: November 2021	<p>Page 47: Information updated on request of site promoter.</p> <p>Page 60: Map corrected to show correct submitted site boundary.</p>
Version 3: December 2021	Page 574: Map corrected to show correct submitted site boundary.
Version 4: February 2022	Page 334-341: Site information swapped around for sites CfS-22 and CfS-23.
Version 5: May 2022	<p>Page 353-354:</p> <p>Site boundary amended for site CfS-102 following update from site owner (site ownership now includes Malvern property on Station Road). Update note added to highways access row in table on page 353/354.</p>
Version 6: June 2022	<p>Page 520-521:</p> <p>Site map amended as the site promoter advised of a boundary change through their response to the Issues and Options consultation. Site area and eastings and northings also updated.</p> <p>Page 618-619:</p> <p>Site map amended as the site promoter advised of a boundary change through their response to the Issues and Options consultation. Site area and eastings and northings also updated.</p>