



Shaping our future



SOUTH LAKELAND LOCAL PLAN 2040

South Lakeland Local Plan Review

Call for Sites 2021: Submitted Sites

Version 2: August 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 our first '[Call for Sites](#)'¹ to invite suggestions for sites that could be suitable for housing or employment development. In summer 2021, we undertook a [second Call for Sites](#) alongside our [Issues and Options Local Plan Review consultation](#).
- 1.1.3 These Call for Sites exercises were 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 SHELAA 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 may have further 'Call for Sites' opportunities as the review of the Local Plan progresses.
- 1.1.5 A total of 40 sites were submitted through the second Call for Sites. 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. An interactive map of the sites can also be viewed on [our website](#).
- 1.1.6 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.
- 1.1.7 **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/>



- 1.1.8 Some of the site submissions in this report refer to supporting documents or additional information being provided. These documents can be viewed by viewing the site submissions on [our website](#). The submissions can be searched for on the website by site name. Additional documents, where provided, have been uploaded at the bottom of each site submission.

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.

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



2 2021 Call for Sites – Submitted Sites

2.1 Kendal and the East

Land At Levens, Field No. SD4886 7166, Levens (2021-CfS-02)

Site Information

Question	Submitted Information
Site Name	Land At Levens, Field No. SD4886 7166
Settlement/Locality	Levens
Call for Sites Ref	2021-CfS-02
Site Area (ha)	3.90
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	3.90
Easting and Northing	348723,486732
Current Land Use and Character	AGRICULTURE (PASTURE)
Known previous uses on the site	
Character and land uses of surrounding area	LAND IS GENTLY SLOPING PERMANENT PASTURE , WITH AN AREA OF WOODLAND ON THE WEST BOUNDARY, TO THE NORTH IS AN AREA OF THE SAME FIELD WHICH WE DO NOT OWN . EAST AND SOUTH BOUNDARYS HAVE SOME TREES/ HEDGE PLANTS.
Relevant planning history on site	

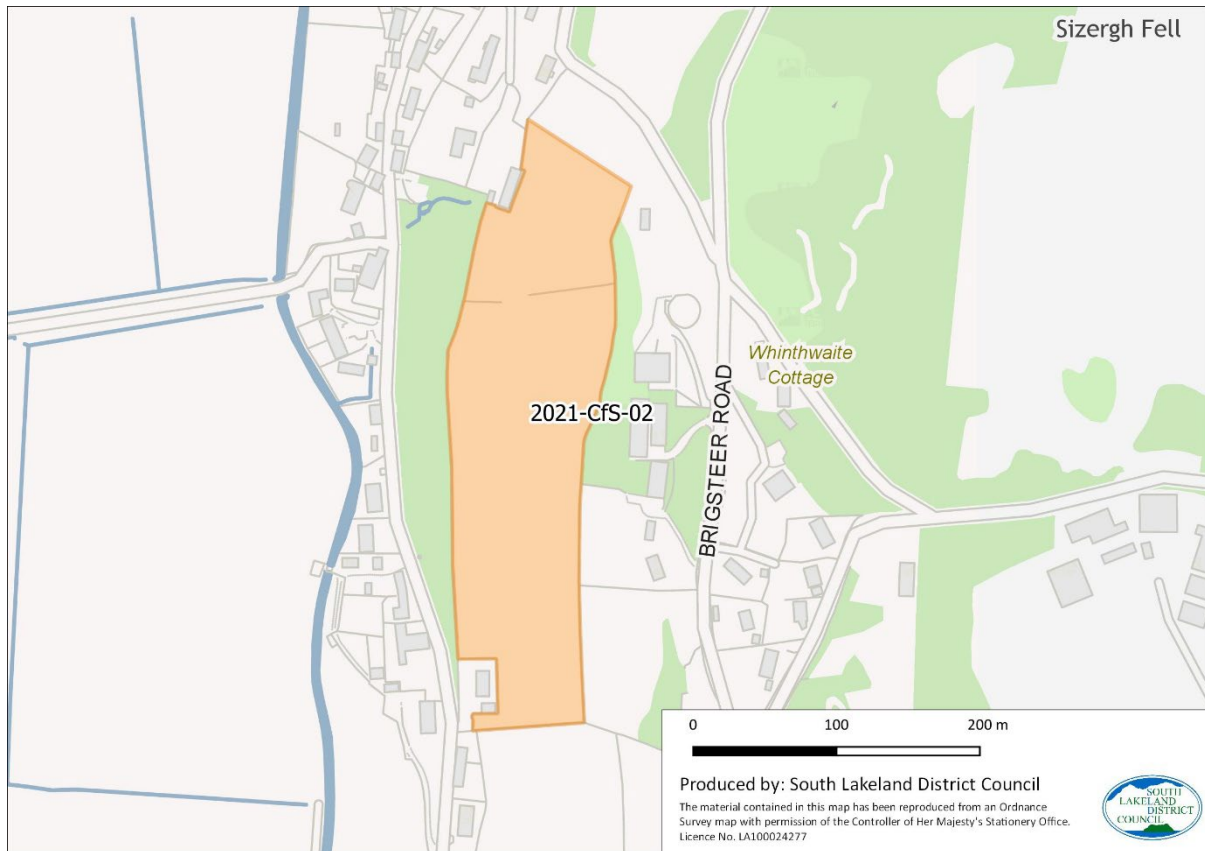


Figure 1: Land At Levens, Field No. SD4886 7166

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	WE WOULD CONSIDER DEVELOPING PART OR ALL OF THE SITE , SUITABLE FOR 40 OR MORE HOUSES IF WHOLE SITE DEEMED SUITABLE. WOULD CONSULT LOCAL AUTHORITIES ON TYPE OF HOUSING / NUMBER OF HOUSES NEEDED

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	ACCESS FROM HIGHWAYS TO THE NORTH OF SITE, AND IN THE SOUTH WEST CORNER OF SITE.
Steeply Sloping?	No



	SOME PARTS OF SITE ARE GENTLY SLOPING
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 BOUNDARY 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
Good access to services and facilities by sustainable travel?	A good range of facilities SITE IS WITHIN LEVENS VILLAGE A SHORT DISTANCE FROM SCHOOL , SHOP ,CHURCHES ETC
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 TECHNOLOGY, SUSTAINABLE CONSTRUCTION METHODS COULD BE USED AS PART OF A NEW DEVELOPMENT. GREEN INFRASTRUCTURE COULD BE INCORPORATED
Social/ environmental/ economic benefits?	WOULD HELP MEET THE NEED FOR LOCAL 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 NO PARTICULAR TIMESCALE



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?	proof of ownership documents to be sent via email

Land East of Haverflatts Lane, Milnthorpe (2021-CfS-03)

Site Information

Question	Submitted Information
Site Name	Land East of Haverflatts Lane
Settlement/Locality	Milnthorpe
Call for Sites Ref	2021-CfS-03
Site Area (ha)	4.42
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	4.40
Easting and Northing	350176,482005
Current Land Use and Character	dis-used land, unused field, grass land, a portion of the land in the south of the plot is currently "Green band" there are some electricity poles / telephone poles on the land however there is uncertainty surrounding there use/ activity.
Known previous uses on the site	previously sheep grazing on the fields from a neighbouring farm
Character and land uses of surrounding area	Dallam School to the south Dallam tower and estate owned land to the West Fields to the North and West Housing and Milnthorpe Town to South, and South West
Relevant planning history on site	No known previously approved applications an application for equine use in 2016 was declined application number unknown.

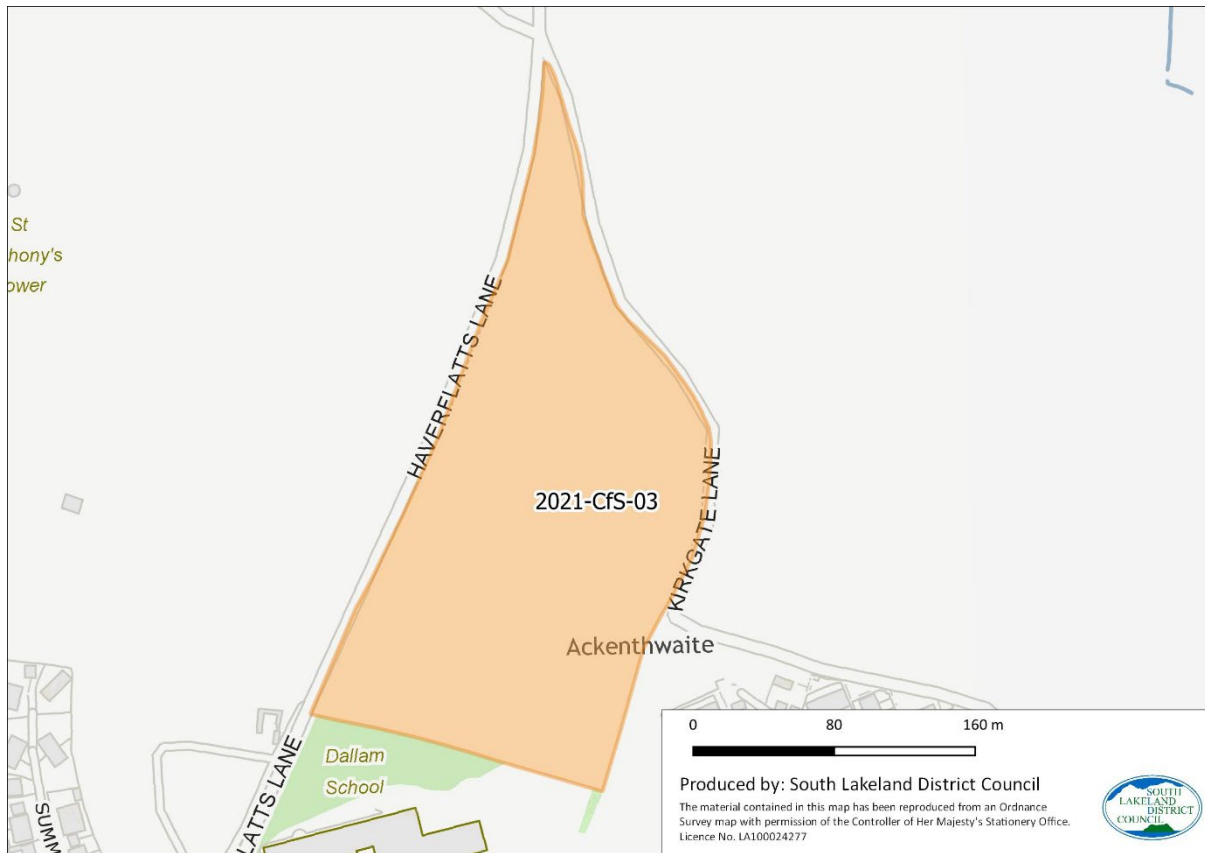


Figure 2: Land East of Haverflatts Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	Affordable housing Sustainable housing Affordable 2 story detached housing that fits into the local surrounding area and is in a location within walking distance to the school and infrastructure in the town centre. 25-45 units Flexibility available to suit the towns future needs.



Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	<p>The site has a road on each side and a road to the north 3 or 4 access points could be easily achieved by widening the road onto the plot.</p> <p>The current borders of the plot are hedgerows allowing the road to be widened easily and the option for multiple options when considering access to the plot.</p>
Steeply Sloping?	<p>No</p> <p>The centre of the plot is the highest point however gradient is not steep but has sufficient slope for draining.</p>
Known utilities or infrastructure on/under site that would present a constraint?	<p>Yes</p> <p>3 over ground electricity posts and cable are in the south field, however no known agreements or contracts are in place with the land owner to keep them there.</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>Hedgerows both sides of the field</p> <p>a few trees separating the field from school and 1 tree in north of field</p> <p>the trees and hedges have been checked and are not of specific value, they are not old, special or protected to the best of our knowledge.</p>
Flood Zone?	<p>Flood Zone 1</p>
Surface Water Flood Risk?	<p>No</p> <p>A flood survey and topographical survey show good drainage and suitable ground with no risk of flooding</p>

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 Milnthorpe
Good access to services and facilities by sustainable travel?	A good range of facilities Milnthorpe Square, bus routes, shop, doctors and school all within reasonable walking distance. Approximately half a mile from the square to the land.
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 layout of the buildings on this site along with the layout of the hill sloping south would allow many of the houses built here the opportunity to have solar panels on the roof.</p> <p>Walking access to the school, shops and good bus links in the centre will allow residents who live here the opportunity to travel on public transport, therefore reducing the need for car ownership in the area.</p>



Question	Submitted Information
Social/ environmental/ economic benefits?	<p>This area would be great for young families with children who are moving out of the cities and wish to live in a small town with a good school. This site would plan to offer the community affordable housing in an ideal location to the town.</p> <p>This would also allow Milnthorpe, a key service town linking Arnside, Carnforth, Crooklands (M6) and Kendal, the opportunity to grow.</p>

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	<p>Part owner of the whole site - Family Owned Freehold Land: The land is not split or divided.</p>
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other	<p>No No No No Unsure No No No</p>
Comments	<p>A discussion about green gap separating Milnthorpe and Ackenthwaite that is crossing the lower part of the bottom field. Is there possibility to move /reduce it? Mains street continues but the green gap currently stops building along main street.</p>
Available?	Immediately
Site Progress?	<p>Site is owned by a developer One of the owners is CEO of a European property development company. Also the land has had interest from local developers, without marketing or any other activity.</p>
Timescale for Development?	<p>6 - 10 years 3– 8 years for completion depending on planning and constraints.</p>



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?	<p>Additional documents previously sent in an email, Subject line: Development plans, call for sites 2021 Milnthorpe email content: OS map Title Deed Topographical survey Map Road map Map showings current surrounding land clasificaitons Milnthorpe and Ackenthwaite expansion proposals Sale map stating hectares.</p>



Land at Shyreakes Lane, Crosscrake (2021-CfS-04)

Site Information

Question	Submitted Information
Site Name	Land at Shyreakes Lane
Settlement/Locality	Crosscrake
Call for Sites Ref	2021-CfS-04
Site Area (ha)	5.22
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	5.22
Easting and Northing	352641,487293
Current Land Use and Character	Agriculture
Known previous uses on the site	Agriculture
Character and land uses of surrounding area	Cottages along the southern boundary and the A65 to the east. Agricultural land surrounding the site on the whole.
Relevant planning history on site	NONE KNOWN



Figure 3: Land at Shyreakes Lane, Crosscrake

Proposed Use

Question	Submitted Information
Proposed Use	Residential / Employment/Business / Mixed Use
Additional information on proposed development	The land has the scope and size to offer mixed use with some residential, commercial and office space depending on requirements.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	
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	Unsure
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	No
Flood Zone?	Flood Zone 1 The land is 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
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 development will reduce the need to travel and also be developed using the latest renewable technologies as and where suitable.
Social/ environmental/ economic benefits?	Development on this site will enhance the sustainability of the existing community as well as providing residential/commercial space for businesses which require both local travel links and those seeking more extensive links with easy access to the M6. The development will include environmental measures to promote habitat for example wildlife spaces and nest boxes.

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



Question	Submitted Information
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?	Land is adjacent to existing settlement and alongside A65 providing excellent transport links alongside sustainability of rural community.



Burton House Farmstead, Skelsmergh (2021-CfS-07)

Site Information

Question	Submitted Information
Site Name	Burton House Farmstead
Settlement/Locality	Skelsmergh
Call for Sites Ref	2021-CfS-07
Site Area (ha)	0.57
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	0.25
Easting and Northing	352849,496429
Current Land Use and Character	Part residential (but currently unused and vacant), part agricultural, part storage.
Known previous uses on the site	Residential, storage and agricultural
Character and land uses of surrounding area	Agriculture
Relevant planning history on site	None



Figure 4: Burton House Farmstead, Skelsmergh

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	The site presents an opportunity to build up to 5 new dwellings, or perhaps fewer live/work units, given the site's location away from other properties. All units would be for the unrestricted open market.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	
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	No
Electrical Supply	Yes
Gas Supply	No
Landline Telephone	Yes
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	No None within the developable area. Some stone walling and mature trees to site boundary
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 Existing barns may provide habitat
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 Kendal 2 miles south
Protected trees?	No
Public Rights of Way?	Yes Dales Way public right of way leads off from the site's access drive and then around the site's boundary
Currently used for sport or recreation?	No
Access rights over land?	No



Within/adjacent Conservation Area?	No
Listed buildings on/near site?	Yes "BURTON HOUSE AND ATTACHED BARN AND OUTBUILDING" are Grade II listed: https://historicengland.org.uk/listing/the-list/list-entry/1086870
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?	Excellent opportunity to use renewable energy and sustainable construction methods on site, such as solar pv and air source.
Social/ environmental/ economic benefits?	Reuse of site which will otherwise decline, as no longer required for the purposes of agriculture. Will help to fulfil local requirement for housing and/or live work units, on a site which is very easily accessible to local schools and services provided by Kendal. This scheme will also provide an opportunity to restore and convert the Grade II listed Burton Farmhouse and Barns, which are in decline.

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



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?	



Land adjacent to Gatebeck Cottages, Gatebeck (2021-CfS-08)

Site Information

Question	Submitted Information
Site Name	Land adjacent to Gatebeck Cottages
Settlement/Locality	Gatebeck
Call for Sites Ref	2021-CfS-08
Site Area (ha)	2.60
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.60
Easting and Northing	354947,485816
Current Land Use and Character	agricultural
Known previous uses on the site	
Character and land uses of surrounding area	Agricultural
Relevant planning history on site	SL/2015/1085 - Replacement equine building, removal of existing buildings and containers and formation of carparking area for 15 Gatebeck Cottages SL/2015/0331 - Erection of replacement stable building to replace existing stable block and storage containers and formation of car parking area for 15 Gatebeck Cottages SL/2011/0242 - AGRICULTURAL STORE SL/2010/0681 - STORAGE BUILDING

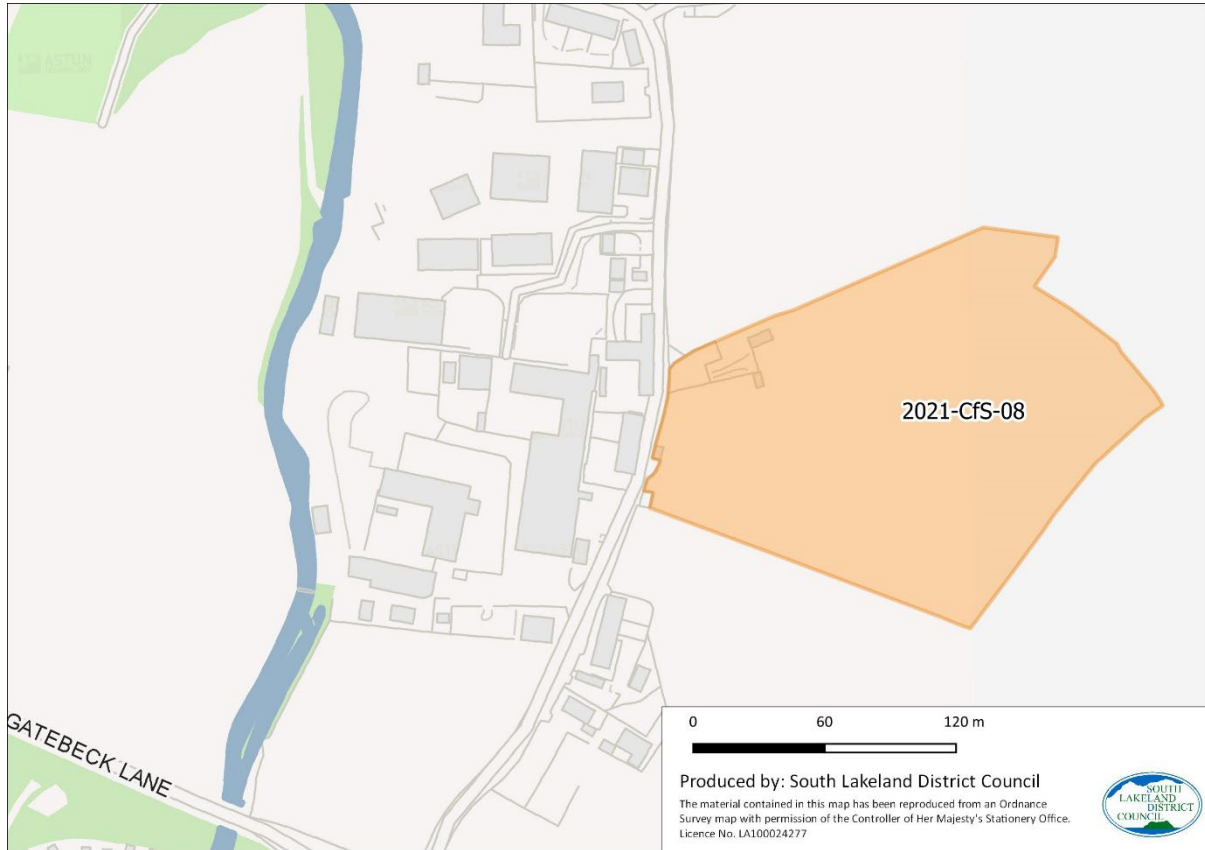


Figure 5: Land adjacent to Gatebeck Cottages

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	not known

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	
Steeply Sloping?	No
Known utilities or infrastructure on/under	Don't know

site that would present a constraint?	
Access to the following?	
Mains Water	Unsure
Mains Sewerage	Unsure
Electrical Supply	Unsure
Gas Supply	Unsure
Landline Telephone	Unsure
Superfast Fibre Broadband	Unsure
Existing Landscape Features?	No
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	Don't know
Risk of Pollution, Contamination or Hazards?	Don't know
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
Good access to services and facilities by sustainable travel?	A limited range of facilities unknown
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?	unknown
Social/ environmental/ economic benefits?	unknown

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	Unsure
Tenancy Issues	No
Minerals Rights	Unsure
Other	Unsure
Comments	
Available?	Immediately
Site Progress?	Not Known
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



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SOUTH LAKELAND LOCAL PLAN 2040

Additional Comments

Question	Submitted Information
Additional comments?	none



Land North of Ackenthwaite, Ackenthwaite (2021-CfS-06)

Site Information

Question	Submitted Information
Site Name	Land North of Ackenthwaite
Settlement/Locality	Ackenthwaite
Call for Sites Ref	2021-CfS-06
Site Area (ha)	1.16
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.16
Easting and Northing	350682,482261
Current Land Use and Character	Pastoral
Known previous uses on the site	
Character and land uses of surrounding area	Agricultural and residential (Please refer to supporting statement)
Relevant planning history on site	



Figure 6: Land North of Ackenthwaite

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	5-7 (Please refer to supporting statement)

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	(Please refer to supporting statement)
Steeply Sloping?	No (Please refer to supporting statement)
Known utilities or infrastructure on/under	No (Please refer to supporting statement)

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 by hedgerows and along the eastern side boundary a dry stone wall. There are a number of individual mature trees, although except for a single tree adjacent to the road, none are within the proposed development extent. (Please refer to supporting statement)
Flood Zone?	Flood Zone 1 (Please refer to supporting statement)
Surface Water Flood Risk?	No (Please refer to supporting statement)
Risk of Pollution, Contamination or Hazards?	No (Please refer to supporting statement)
Nature and Geological Sites?	No (Please refer to supporting statement)
Potential for Protected Species?	No (Please refer to supporting statement)
Well related to existing settlement?	On the edge of an existing settlement (Please refer to supporting statement)
Good access to services and facilities by sustainable travel?	A good range of facilities (Please refer to supporting statement)
Protected trees?	No (Please refer to supporting statement)
Public Rights of Way?	Yes



	(Please refer to supporting statement)
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No
Listed buildings on/near site?	No (Please refer to supporting statement)
Scheduled monuments on/near site?	No (Please refer to supporting statement)
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	(Please refer to supporting statement)
Social/ environmental/ economic benefits?	(Please refer to supporting statement)

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	Unsure
Ransom Strip	No
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
Comments	(Please refer to supporting statement)
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?	



Land at Boundary Bank Lane, Kendal (2021-CfS-11)

Site Information

Question	Submitted Information
Site Name	Land at Boundary Bank Lane
Settlement/Locality	Kendal
Call for Sites Ref	2021-CfS-11
Site Area (ha)	1.20
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	1.20
Easting and Northing	350397,492465
Current Land Use and Character	Crushing, screening and sorting of waste, builders' yard and general storage
Known previous uses on the site	
Character and land uses of surrounding area	Employment uses to the south and quarry to the north.
Relevant planning history on site	Temporary site for storage of construction excavation spoil and machinery for screening and sorting of excavated material for re-use in connection with the erection of general industrial unit under SL/2009/0218. Construction of access bridge from boundary lane to OS Field No 3738 (SL/2010/0041).

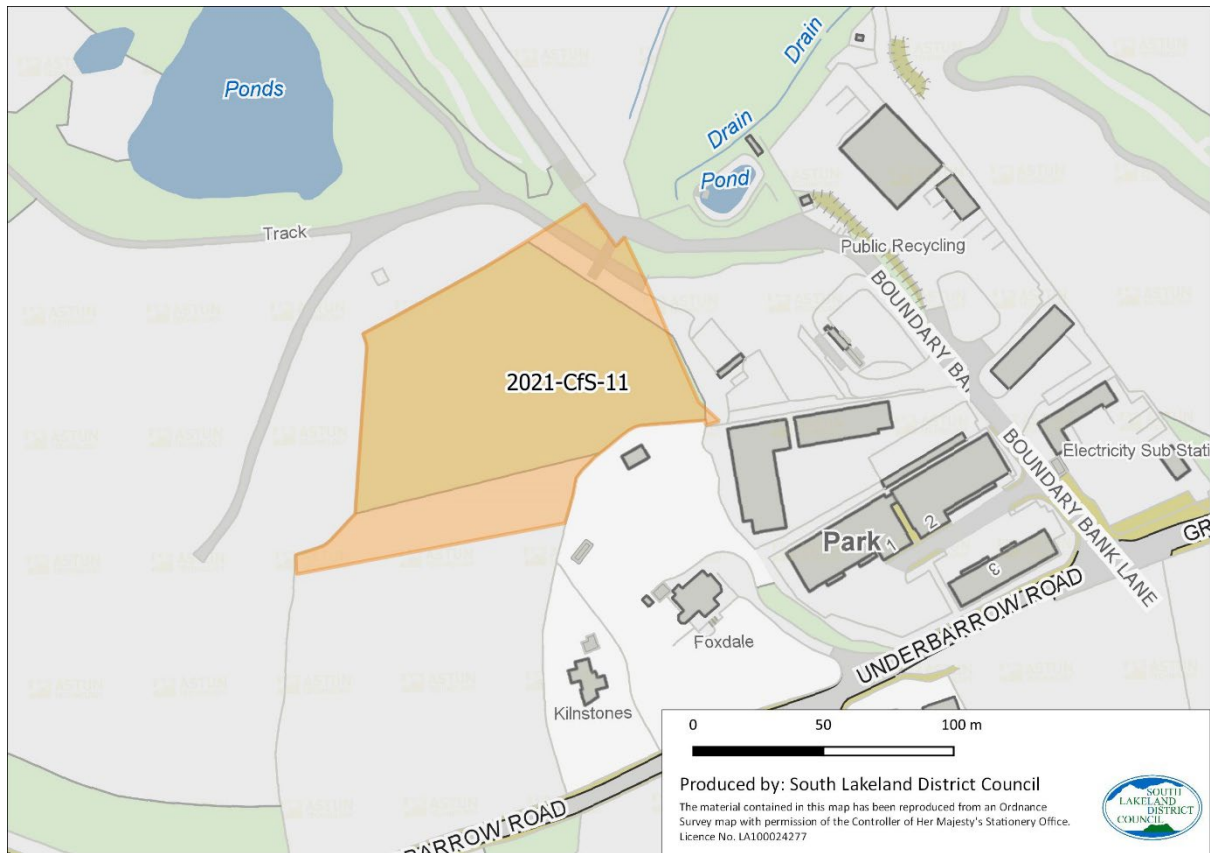


Figure 7: Land at Boundary Bank Lane

Proposed Use

Question	Submitted Information
Proposed Use	Employment/Business
Additional information on proposed development	B2 General Industrial and B8 Storage or distribution

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Access is from the bridge located in the north east corner off Boundary Bank Lane.
Steeply Sloping?	No
Known utilities or infrastructure on/under	No



site that would present a constraint?	
Access to the following?	
Mains Water	No
Mains Sewerage	No
Electrical Supply	No
Gas Supply	No
Landline Telephone	No
Superfast Fibre Broadband	No
Existing Landscape Features?	No
Flood Zone?	Flood Zone 3
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?	<p>Within an existing settlement</p> <p>The Land Allocations Development Plan Document was adopted December 2013. Policy LA1.1: Development Boundaries indicate that development boundaries are defined for Kendal and numerous other named settlements. The policy states:-</p> <p>“Between 2010 and 2025 the development needs of these settlements will be met within the development boundaries defined on the Policies Map.”</p> <p>Map 1.1 Kendal North West confirms that the site is within the settlement boundary of Kendal. Given the site is accessed through an existing industrial area, in principle, an employment use of the land should be acceptable.</p>

Good access to services and facilities by sustainable travel?	A good range of facilities The proposed use does not need access to facilities but as it is within Kendal there is a local workforce.
Protected trees?	No
Public Rights of Way?	Yes Footpath to the east 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 There is a dwellinghouse to the south but of sufficient distance from the site.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site is located within the settlement of Kendal which would reduce the need for car travel by employees. Consideration has not been given to building forms, construction methods, renewable energy technology etc. at this stage.
Social/ environmental/ economic benefits?	Economic benefit of providing employment use within the District's main settlement.

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 owned by a developer The owner has developed other employment sites.
Timescale for Development?	Within 5 years The site is already in employment use.
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	No Not relevant but form does not me allow not to provide an answer.

Additional Comments

Question	Submitted Information
Additional comments?	NA



Land at Bridge End, Old Hutton (2021-CfS-12)

Site Information

Question	Submitted Information
Site Name	Land at Bridge End
Settlement/Locality	Old Hutton
Call for Sites Ref	2021-CfS-12
Site Area (ha)	0.46
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.36
Easting and Northing	356388,488554
Current Land Use and Character	Agricultural
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	On edge of hamlet of Bridge End, infill between existing residential and a United Utilities Pumping Station and located opposite existing and current proposed residential development. Agricultural fields behind.
Relevant planning history on site	None

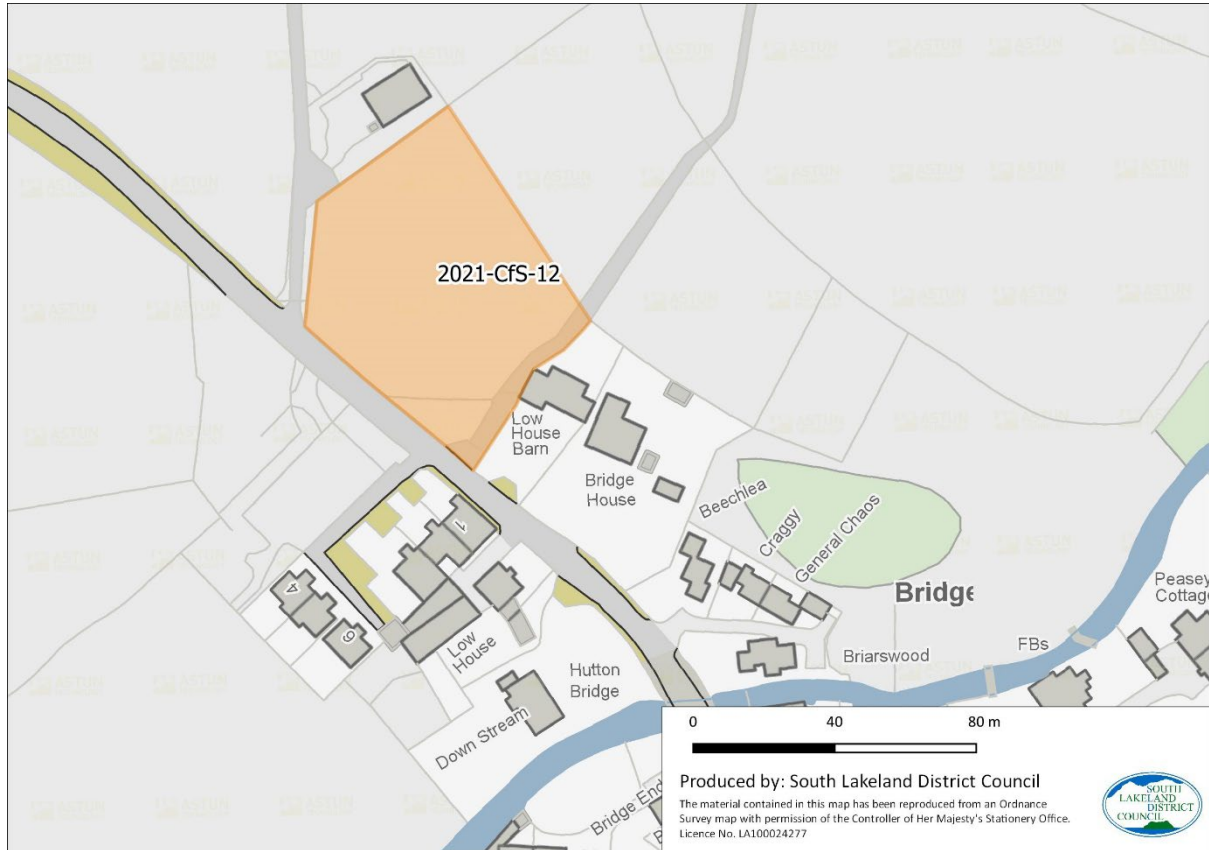


Figure 8: Land at Bridge End

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	Up to 9 dwellings

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	
Steeply Sloping?	No Sloping but not steeply
Known utilities or infrastructure on/under	No

site that would present a constraint?	
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?	No
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	Yes Lower part of site near the road is vulnerable to surface water flooding. This area is not proposed for development.
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 Walking distance to Primary School. Train station 2 miles Supermarket 3 miles
Protected trees?	No
Public Rights of Way?	Yes Public footpath adjacent to 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?	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?	Up to 5 years
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 to the west of Burton Road, Kendal (2021-CfS-14)

Site Information

Question	Submitted Information
Site Name	Land to the west of Burton Road
Settlement/Locality	Kendal
Call for Sites Ref	2021-CfS-14
Site Area (ha)	29.50
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	None
Character and land uses of surrounding area	The Site is located to the south of Kendal and north of the settlement of Natland as set out in the Vision Document. The Site is broadly triangular in shape and comprises of a number of agricultural fields with mature hedgerow and stonewall field boundari
Relevant planning history on site	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)

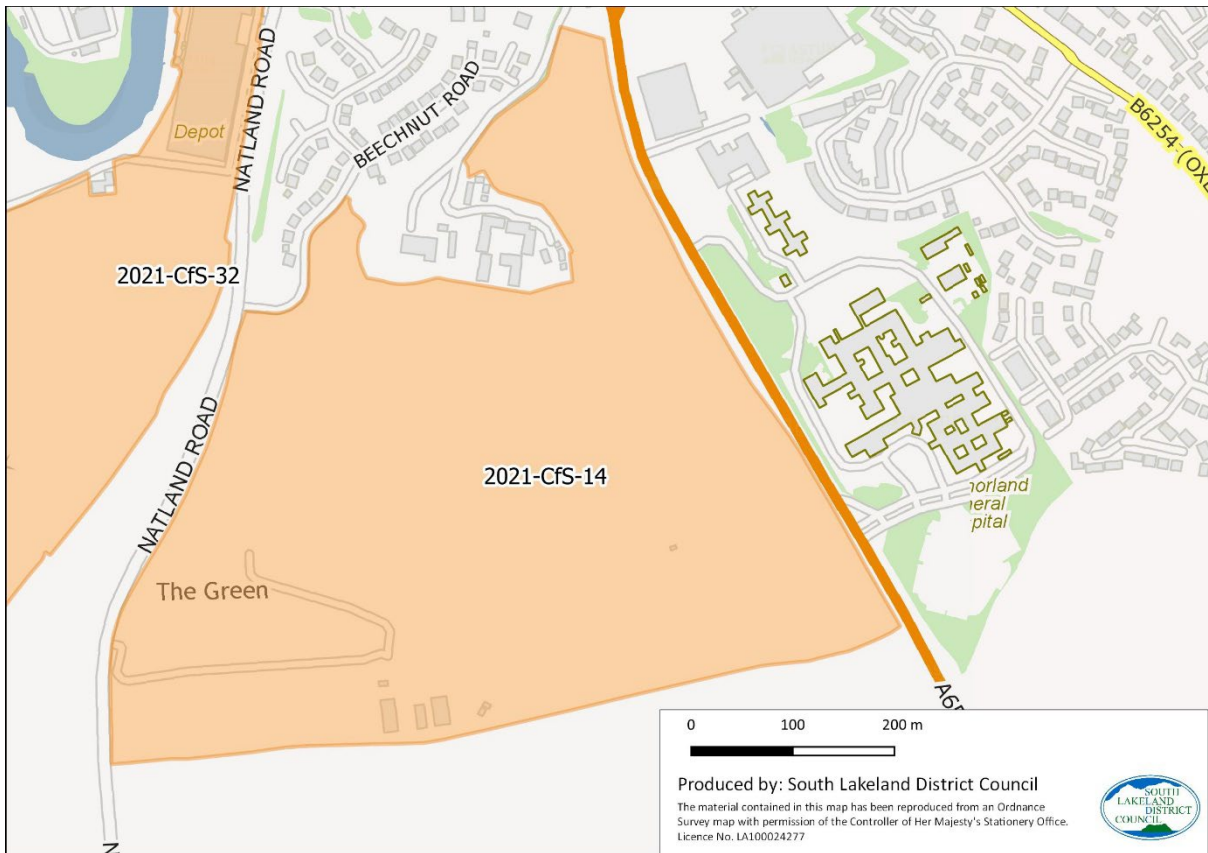


Figure 9: Land to the west of Burton Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential / Mixed Use
Additional information on proposed development	<p>Please refer to accompanying Vision Document. This confirms that the site is capable of delivering a mixed-use development, 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 policy compliant 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).



Question	Submitted Information
	- 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?	<p>Please refer to accompanying Vision Document and the Development Framework Plan</p> <p>A Site Access and Accessibility Appraisal of the site and the emerging proposals has been carried out by i-Transport and is submitted as part of this consultation. This considers the sustainable accessibility of the site; the ability to create suitable access points; and the potential impacts across the wider network. The assessment concludes that the site would provide an appropriate location for a mixed-use development, from a transport and highways perspective.</p> <p>The Access Appraisal confirms that the proposed development site has long frontages onto both A65 Burton Road to the east of the site and Natland Road to the west of the site. It is proposed that vehicular access to the site will be via the c.700m frontage onto Burton Road, with pedestrian and cycle access via both Burton Road and Natland Road to the west of the site. There is also the potential to provide vehicular access via Natland Road, allowing flexibility in the access strategy and this will be investigated further as the site and masterplan progress. A series of background studies are being undertaken to determine if an access onto Natland Road could meet the design requirements.</p>
Steeply Sloping?	<p>Yes</p> <p>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.</p>
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 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 prepared 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?	Don't know

	<p>Please refer to accompanying Vision Document.</p> <p>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.</p>
Well related to existing settlement?	<p>On the edge of an existing settlement</p> <p>Please refer to accompanying Vision Document.</p> <p>The site is located on the edge of the existing settlement of Kendal.</p>
Good access to services and facilities by sustainable travel?	<p>A good range of facilities</p> <p>Please refer to the accompanying Vision Document and Site Access and Accessibility Appraisal.</p> <p>The site is located on the edge of Kendal which is identified as a Principle Service Centre, meaning it has the greatest access to services and facilities and where new development is concentrated.</p>
Protected trees?	<p>Yes</p> <p>Please refer to accompanying Vision Document.</p> <p>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.</p>
Public Rights of Way?	<p>Yes</p> <p>Please refer to the accompanying Vision Document and Site Access and Accessibility Appraisal.</p> <p>A public right of way runs north to south along the western edge of the site. This will be retained and incorporated into the development as detailed layout design is brought forward. It is proposed that this site, along with adjoining land under the control of the landowner will improve connectivity across this southern part of Kendal. An east-west connection along the south of the site will be provided as well as further link into the Lancaster Canal Trail, to the west.</p>
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No

<p>Listed buildings on/near site?</p>	<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 these being Helme Lodge (Grade II Listed) to the north of the site. It is concluded that 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> <p>A buffer area is proposed to the west of Helme Lodge which respects the remaining elements of setting.</p>
<p>Scheduled monuments on/near site?</p>	<p>No</p>
<p>Potential for land use conflicts?</p>	<p>No</p>

Benefits that site would deliver

Question	Submitted Information
<p>How will site respond to climate emergency?</p>	<p>Please refer to the accompanying Vision Document.</p> <p>As the 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 potential to include sustainability features within the development.</p> <p>Story Homes would like to emphasise the benefits that new development can bring to addressing climate change. New housing development is capable of contributing through a combination of sustainable construction which reduces demand for energy but also renewable energy generation on site. Story Homes already meets the proposed enhancement to Part L Building Regulations which seeks to reduce carbon emissions by a further 31%</p>



Question	Submitted Information
	compared to current levels through an uplift to building standards. Story Homes also provide EV charging points and cycle storage as standard for all new homes. They are also exploring ways to accommodate Future Homes standards and remove gas-powered boilers.
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 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 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. The Site is therefore readily available with a realistic prospect of delivery within 5 years in accordance with PPG. The submission of planning application for a viable mixed-use development, primarily residential-led, could be achieved within 12 months.
Site Progress?	Site is under option to a developer
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?	<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> <p>Please also refer to Section 3 of the Comprehensive Representation prepared by Pinnacle Planning on behalf of Story Homes and the Site Access & Accessibility Appraisal, prepared by i-Transport.</p>



Land north of Fellside Manor, Endmoor (2021-CfS-15)

Site Information

Question	Submitted Information
Site Name	Land north of Fellside Manor
Settlement/Locality	Endmoor
Call for Sites Ref	2021-CfS-15
Site Area (ha)	6.00
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	4.00
Easting and Northing	354073,485626
Current Land Use and Character	Agricultural
Known previous uses on the site	None
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.

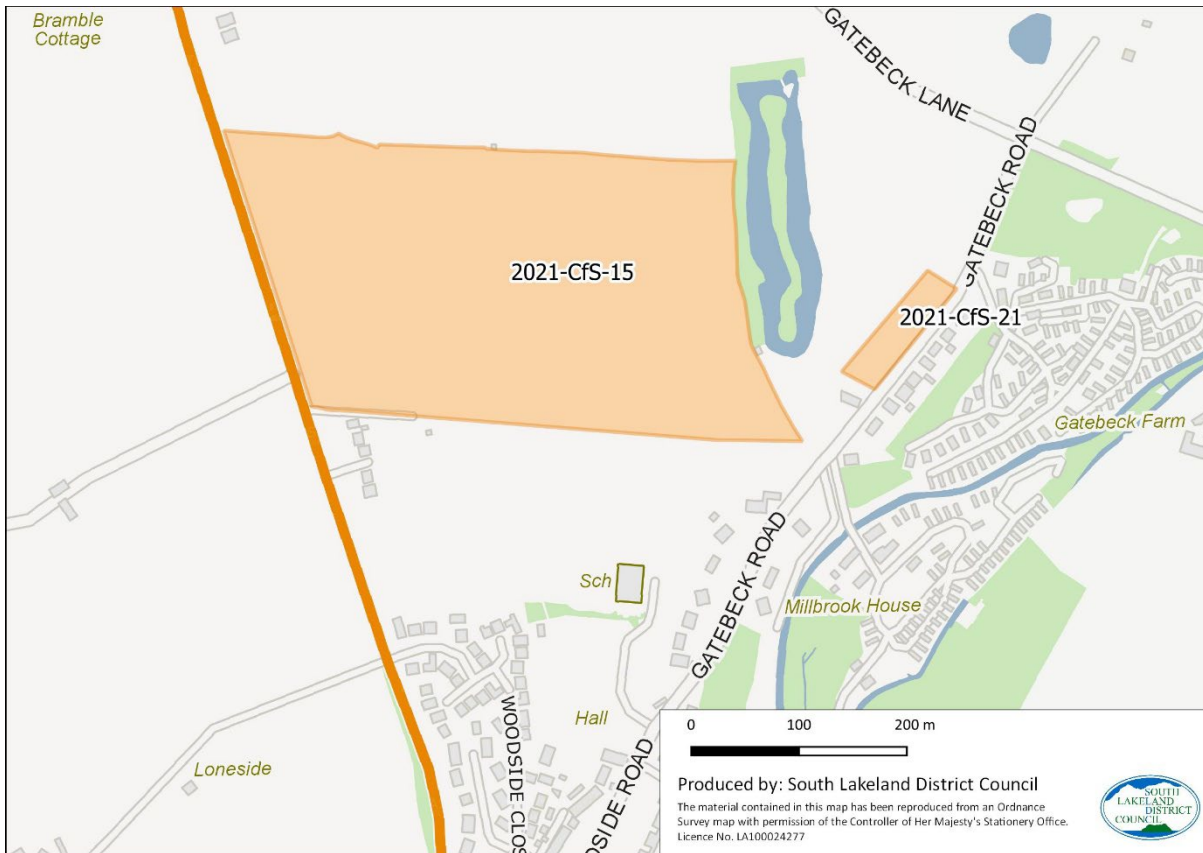


Figure 10: Land north of Fellside Manor

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?	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	Yes Yes Yes Yes Yes Yes
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 prepared 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, and none are 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 across the eastern portion 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 The site does not contain any designated or non-designated heritage assets and none are close to the site.
Scheduled monuments on/near site?	Yes 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 south east at its nearest point. A heritage appraisal has identified that 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
<p>How will site respond to climate emergency?</p>	<p>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 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>Story Homes would like to emphasise the benefits that new development can bring to addressing climate change. New housing development is capable of contributing through a combination of sustainable construction which reduces demand for energy but also renewable energy generation on site. Story Homes already meets the proposed enhancement to Part L Building Regulations which seeks to reduce carbon emissions by a further 31% compared to current levels through an uplift to building standards. Story Homes also provide EV charging points and cycle storage as standard for all new homes. They are also exploring ways to</p>

Question	Submitted Information
	accommodate Future Homes standards and remove gas-powered boilers.
Social/ environmental/ economic benefits?	<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 layout which will include new green spaces and networks.</p>

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site - Story Homes is working with the landowner to bring the site forward for development.
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
	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 The Site is being promoted by Story Homes, working with the landowner to bring the site forward.
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 Centre and the District's social and economic hub. It is in a location which experiences good demand for new homes. It is therefore considered that the site can contribute to meeting the medium to longer term development needs of the District. Please refer to the Section 6 of the Comprehensive Representation prepared by Pinnacle Planning on behalf of Story Homes and the evidence base documents submitted separately.



Land North East of Milnthorpe Road, Holme (2021-CfS-16)

Site Information

Question	Submitted Information
Site Name	Land North East of Milnthorpe Road
Settlement/Locality	Holme
Call for Sites Ref	2021-CfS-16
Site Area (ha)	9.41
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	8.00
Easting and Northing	352163,479470
Current Land Use and Character	Agricultural Land
Known previous uses on the site	Agricultural Land
Character and land uses of surrounding area	Agricultural land and existing Residential Development.
Relevant planning history on site	N/A

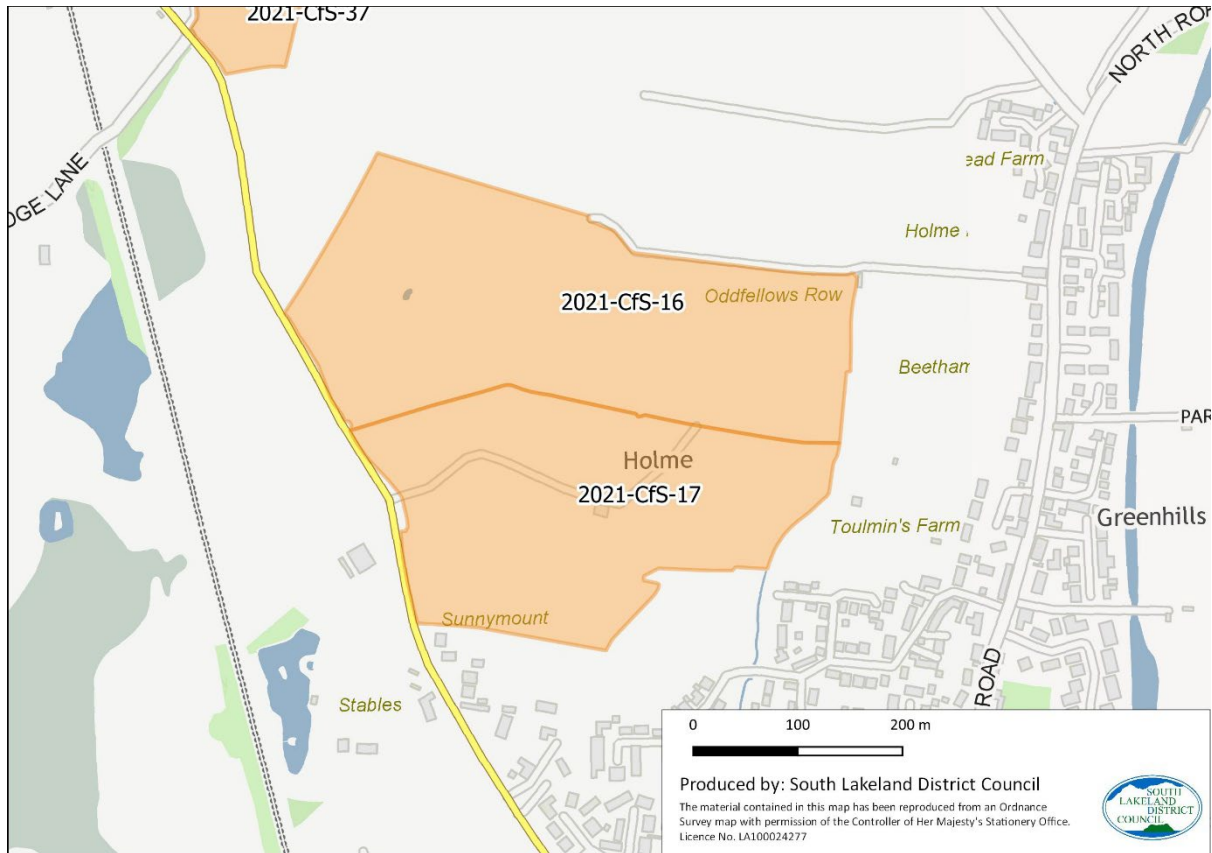


Figure 11: Land North East of Milnthorpe Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential
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 with associated areas of Public Open Space, Public Footpath improvement works and drainage infrastructure improvements.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Suitable site access can be achieved from Milnthorpe Road
Steeply Sloping?	Don't know

	Topographical Survey to be completed.
Known utilities or infrastructure on/under site that would present a constraint?	Yes Overhead Electricity Pylons traverse the site in a north south direction.
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 Further investigation required to determine surface water flood risk.
Risk of Pollution, Contamination or Hazards?	No The site is undeveloped agricultural land therefore no form of pollution, contamination or hazards have been previously identified.
Nature and Geological Sites?	No
Potential for Protected Species?	Don't know Further investigation is required to determine the presence of protected species which will be undertaken as appropriate.
Well related to existing settlement?	On the edge of an existing settlement On the edge of an existing settlement.
Good access to services and facilities by sustainable travel?	A good range of facilities Public Footpath improvement works could be included as part of the proposed development to increase accessibility.
Protected trees?	No
Public Rights of Way?	Yes

	Public rights of way are proposed to be retained and enhanced as part of the development proposals.
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?	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. Enhancement of public footpaths could encourage active travel. The development will incorporate open space and green infrastructure as appropriate which will increase the sustainability of the proposals.
Social/ environmental/ economic benefits?	A residential development North of Holme would provide many benefits for the communities of South Lakeland including; economic benefits by providing jobs for local people in the construction of the dwellings, social benefits through the provision of a range of dwellings suitable to meet local housing requirements, and environmental benefits as the development would make a key contribution to enhancing the quality of the local environment and providing new areas of Public Open Space. Increasing the quantum of development to the North of Holme will also increase the viability of delivering infrastructure and planning contributions to benefit the local community for future generations.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site - Developer submitting on behalf of the sole owner of the 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
Site Progress?	Enquiries received Agreement in place between a willing landowner and willing a developer to promote the site.
Timescale for Development?	Within 5 years Strategic extension to the settlement to take place following allocation of the land to the south.
Constraints affecting development?	Yes Delivery of drainage infrastructure fundamentally affects the achievability of the development proposals. Increasing the capacity of the development improves the viability of delivering such infrastructure.
Viability concerns?	Yes Delivery of the drainage infrastructure required to facilitate a development to the North of Holme will become more viable as the quantum of development increases. Further due diligence is required to be undertaken to assess further abnormal costs associated with the development proposals.
Capable of meeting existing Local Plan policy requirements?	Don't know Unknown at this stage, although the scheme will deliver housing that is required to meet the needs of the local community for future generations.



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 (2021-CfS-17)

Site Information

Question	Submitted Information
Site Name	Land East of Milnthorpe Road
Settlement/Locality	Holme
Call for Sites Ref	2021-CfS-17
Site Area (ha)	7.34
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	6.00
Easting and Northing	352070,479304
Current Land Use and Character	Agricultural Land
Known previous uses on the site	Agricultural Land
Character and land uses of surrounding area	Agricultural land and existing Residential Development.
Relevant planning history on site	N/A

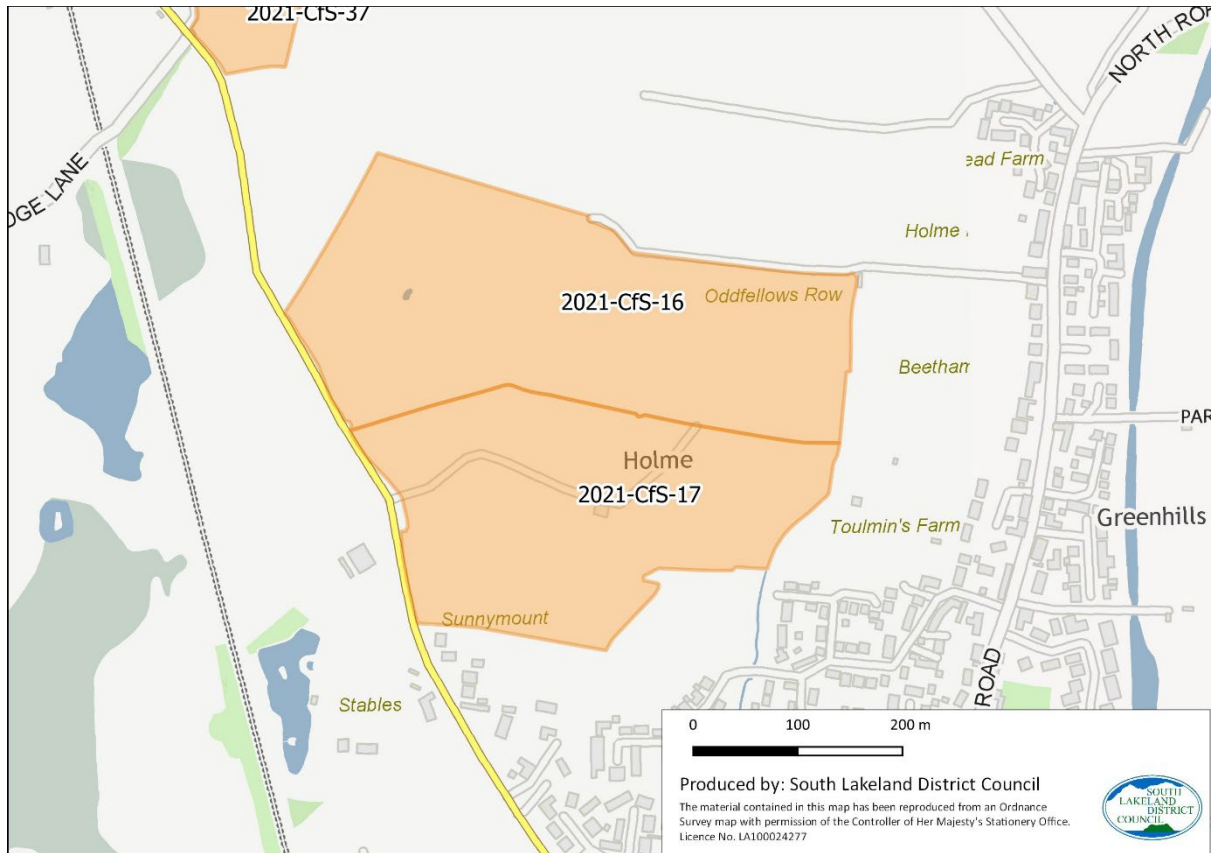


Figure 12: Land East of Milnthorpe Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential
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 with associated areas of Public Open Space, Public Footpath improvement works and drainage infrastructure improvements.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Safe site access can be achieved from Milnthorpe Road. Further detail will be provided as appropriate.
Steeply Sloping?	Yes

	The site gently undulates, however some areas of the site are steep and there will be an element of cut and fill required.
Known utilities or infrastructure on/under site that would present a constraint?	Yes Overhead electricity power-lines traverse the site. Surface water drainage infrastructure is also believed to be present on 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 irregular in shape and forms a logical extension to the settlement. Fields across the site are delineated by hedgerows and trees.
Flood Zone?	Flood Zone 1 The site is unaffected by flooding from rivers.
Surface Water Flood Risk?	Don't know Further investigation is required to investigation surface water drainage infrastructure which affects the site.
Risk of Pollution, Contamination or Hazards?	No No pollutants , 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 Further investigations and surveys are required to determine the presence of protected species which will be undertaken as part of the planning application process.
Well related to existing settlement?	On the edge of an existing settlement

	The site is located on the northern edge of the village and forms a natural extension to the settlement.
Good access to services and facilities by sustainable travel?	A good range of facilities Public Footpath improvement works can be included as part of the proposed development to increase accessibility to local facilities and services. Increasing the quantum of development in Holme will improve the vitality and viability of services in Holme due to an increase in users.
Protected trees?	No
Public Rights of Way?	Yes There is a public right of way which runs along the northern boundary of the site currently allocated for residential development. Improvements to this public right of way can be provided as part of the proposed development to improve active transport modes of travel.
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?	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.

Question	Submitted Information
	Developing to the north of Holme will increase the viability of delivering surface water drainage infrastructure which will provide additional benefits for the local area. The development will increase the accessibility to the local active travel network in order to support sustainable travel.
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 and provide new areas of Public Open Space. Increasing the quantum of development to the North of Holme will also increase the viability of delivering infrastructure and planning contributions to benefit the local community for future generations.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site - Developer submitting on behalf of the sole owner 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
Comments	
Available?	Immediately
Site Progress?	Enquiries received Agreement in place between a willing landowner and willing a developer to promote the site.

Question	Submitted Information
Timescale for Development?	Within 5 years
Constraints affecting development?	Yes Delivery of drainage infrastructure affects the achievability of the development proposals. Increasing the capacity of the development improves the viability of delivering such infrastructure.
Viability concerns?	Yes Delivery of a rising main required for foul drainage. Increasing the quantum of development to the North of Holme, increases the viability of delivering this infrastructure. Further due diligence is required to be undertaken to assess further abnormal costs associated with the development proposals.
Capable of meeting existing Local Plan policy requirements?	Don't know Unknown at this stage, although the development will help to meet the housing requirements of the local community in a sustainable manner for future generations.

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 and facilitate to delivery of local infrastructure requirements.



Land at Storth End Farm, Summerlands (Endmoor) (2021-CfS-18)

Site Information

Question	Submitted Information
Site Name	Land at Storth End Farm
Settlement/Locality	Summerlands (Endmoor)
Call for Sites Ref	2021-CfS-18
Site Area (ha)	4.70
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	4.00
Easting and Northing	353822,486327
Current Land Use and Character	Agricultural
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Adjoining existing significant residential estate with housing on the remaining corners.
Relevant planning history on site	

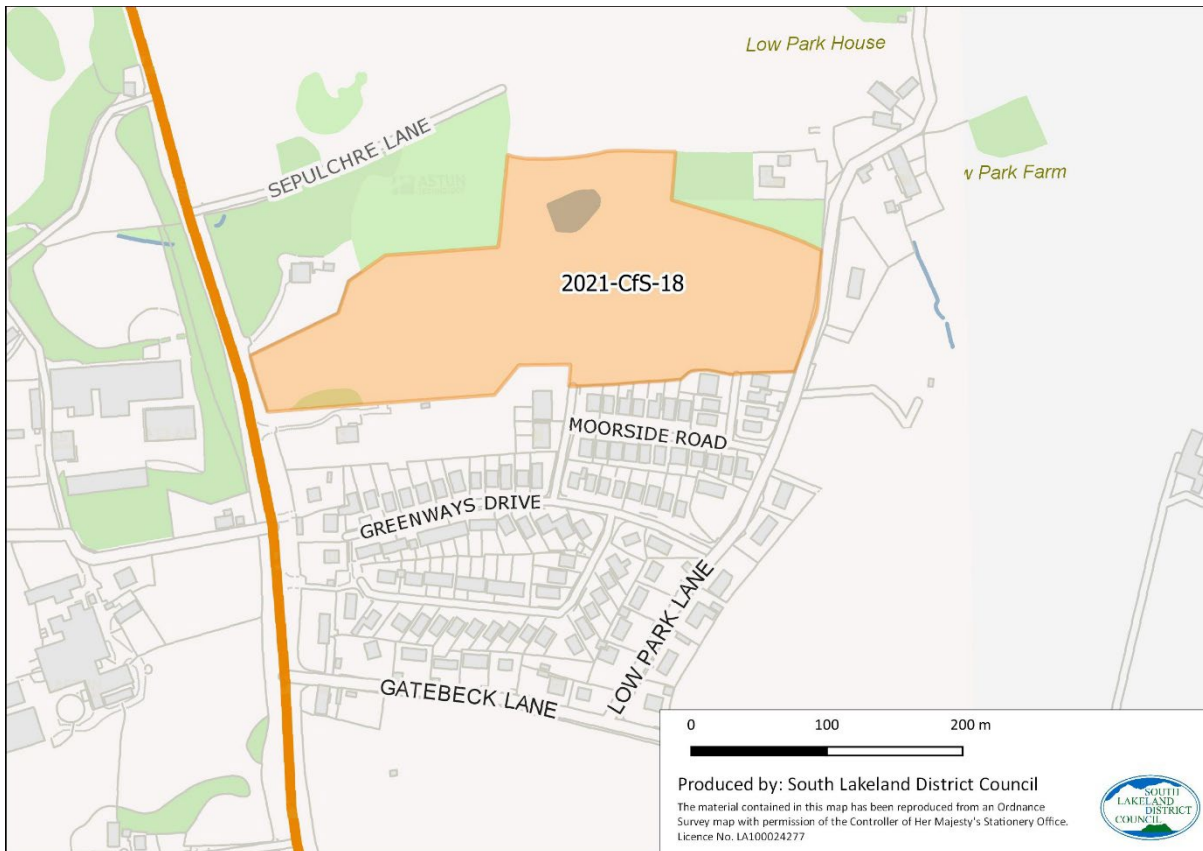


Figure 13: Land at Storth End Farm

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	Proposed residential use. Number of units not known and possibly only part of the site could be developed. If all the developable area was to be built on then 50 to 100 units might be possible. Affordable housing would be provided in accordance with existing policies.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	
Steeply Sloping?	No

	Sloping but not steep.
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	Yes
Gas Supply	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes Existing pond on 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?	No
Well related to existing settlement?	On the edge of an existing settlement Adjoining Low Park
Good access to services and facilities by sustainable travel?	A limited range of facilities Petrol Station, train station and supermarket within 5 minutes drive. Local pub, Bakery/shop and social club are within walkable distance at Endmoor and Barrows Green. Good motorway access and on a bus route.
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 Surrounded by housing, highways and agricultural fields

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Housing would be provided in accordance with current best practice sustainable environmental standards.
Social/ environmental/ economic benefits?	More business for local facilities and much needed market and affordable housing for the local population.

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



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 at Castle Mount, Oxenholme (2021-CfS-19)

Site Information

Question	Submitted Information
Site Name	Land at Castle Mount
Settlement/Locality	Oxenholme
Call for Sites Ref	2021-CfS-19
Site Area (ha)	0.90
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.45
Easting and Northing	352888,489152
Current Land Use and Character	Garden and driveway.
Known previous uses on the site	Garden for over 20 years and previously a field.
Character and land uses of surrounding area	Residential areas to the North, South and West and bounded on the East by Helm.
Relevant planning history on site	Single storey house extension to Castle Mount in 2004. Erection of Telegraph pole for Open Reach approx 2019.

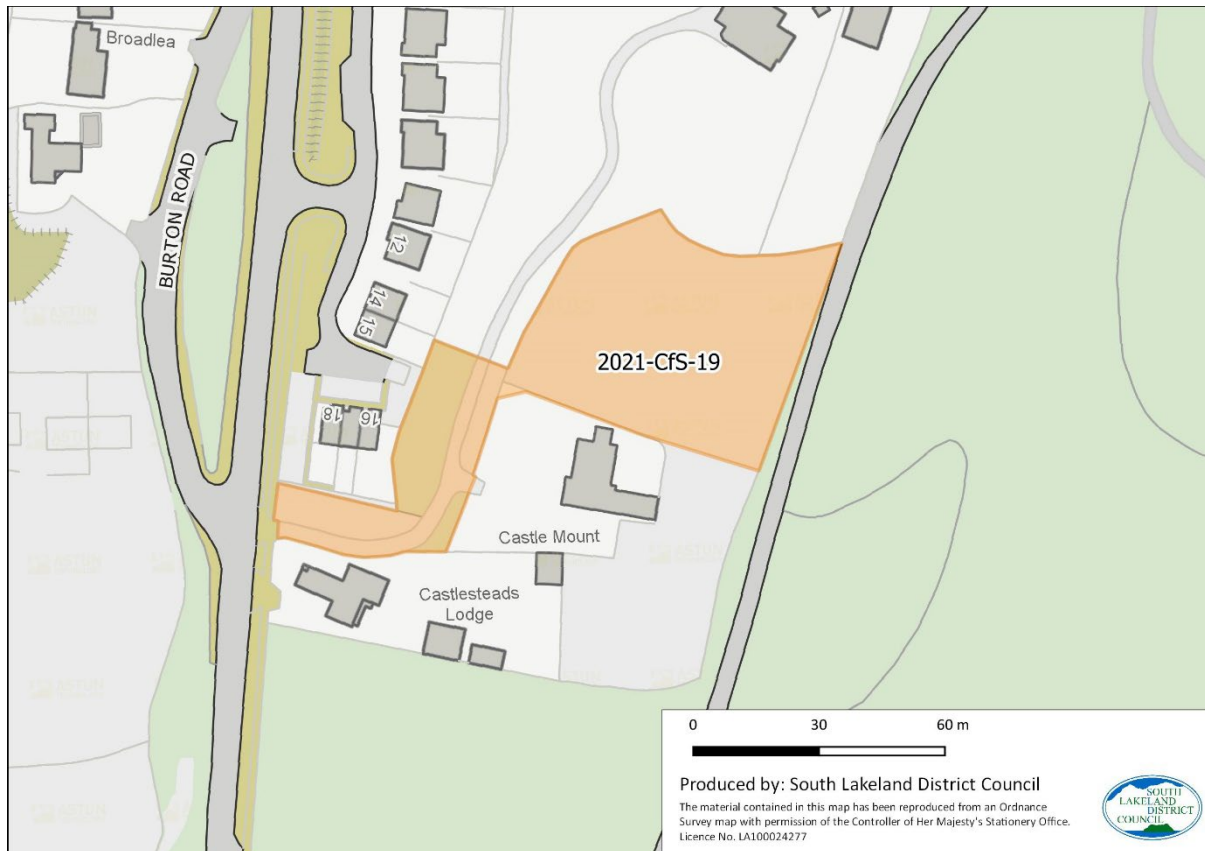


Figure 14: Land at Castle Mount

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	This land is proposed as a small site as defined as SLDC as between 0.2 and 1 hectare. It is proposed this land could be made available for self-build (1, possibly 2 plots).

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	There is an existing accessible driveway from the main A65 and this can be extended to the proposed development land.
Steeply Sloping?	No

	There is a slight slope in places but when the house was extended 18 years ago some of the land was levelled to create a flat garden/play area. The slopes adjacent to the flat area have remained completely stable and show no signs of slippage.
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 No Could readily be provided No Could readily be provided Unsure
Existing Landscape Features?	Yes There are dry stone walls to the north and east of the site. There are few self-seeded trees. There are mature trees (mostly pines some of which are showing evidence of reaching the end of their natural life) on the east boundary.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No There are land drains present to remove excessive surface water
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	Don't know The site is adjacent to Helm but we do not know its designated status.
Potential for Protected Species?	Don't know
Well related to existing settlement?	Within an existing settlement

<p>Good access to services and facilities by sustainable travel?</p>	<p>A good range of facilities</p> <p>Oxenholme Train Station (mainline station) is within a 15 minute walk. On bus routes including Kendal and Kirkby Lonsdale.</p> <p>Opposite the plot is a new care village with cafe and hairdresser.</p> <p>Westmorland General Hospital, Primary school, pub, supermarket, 2 petrol stations (one with shop) and DIY store are within a mile</p> <p>GP Practice, Leisure Centre and Secondary School and Kendal Town Centre are within 2 miles</p> <p>Located on the A65 providing excellent transport links to the M6</p> <p>Adjacent to the Helm for open space</p> <p>Easy access to transport network for employment</p>
<p>Protected trees?</p>	<p>No</p>
<p>Public Rights of Way?</p>	<p>Yes</p> <p>Beyond the east boundary of the proposed development is a single track public road running alongside the west edge of Helm.</p>
<p>Currently used for sport or recreation?</p>	<p>Yes</p> <p>Only for family recreation.</p>
<p>Access rights over land?</p>	<p>No</p>
<p>Within/adjacent Conservation Area?</p>	<p>Don't know</p> <p>We are not sure whether Helm is regarded as a Conservation Area</p>
<p>Listed buildings on/near site?</p>	<p>No</p>
<p>Scheduled monuments on/near site?</p>	<p>No</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?	<p>The development will incorporate renewable energy technology and sustainable construction methods above the minimum required by building regulations. The development would be accessible without a car being essential. Close access to good cycle, bus and train networks which supports sustainable travel and reduces car travel.</p> <p>The property would have an electric car charging point, solar panels and heat pump to reduce energy consumption. The garden will be developed to enhance biodiversity and encourage wildlife including a pond.</p>
Social/ environmental/ economic benefits?	The development supports implementation of the council policy on self-build and also the policy of developing small sites.

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 The development satisfies the council's existing local plan policy for identifying small scale development and self-build.

Additional Comments

Question	Submitted Information
Additional comments?	



Land South of Helme Lane, Skelsmergh (2021-CfS-20)

Site Information

Question	Submitted Information
Site Name	Land South of Helme Lane
Settlement/Locality	Skelsmergh
Call for Sites Ref	2021-CfS-20
Site Area (ha)	0.50
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.50
Easting and Northing	352873,495554
Current Land Use and Character	Please refer to supporting statement.
Known previous uses on the site	Please refer to supporting statement.
Character and land uses of surrounding area	Please refer to supporting statement.
Relevant planning history on site	Please refer to supporting statement.

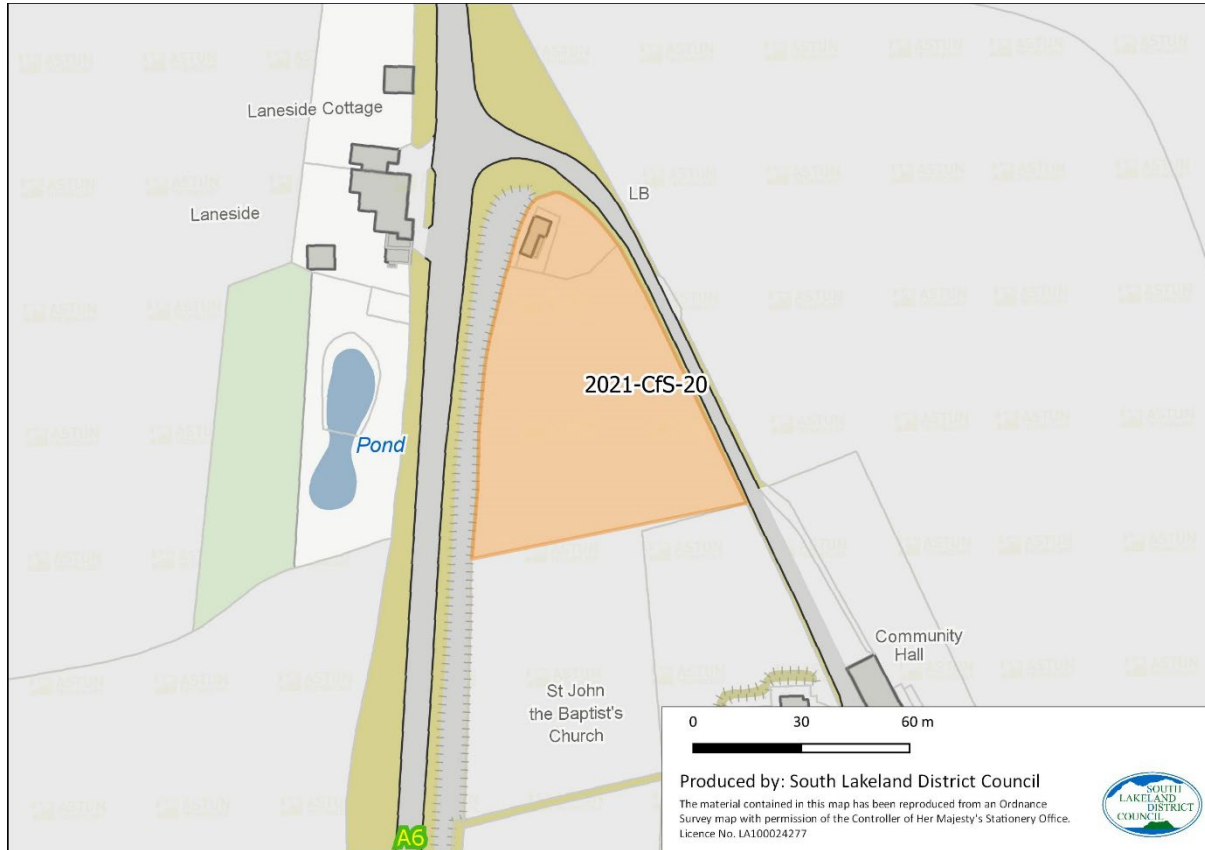


Figure 15: Land South of Helme Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	Please refer to supporting statement.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Please refer to supporting statement.
Steeply Sloping?	No Please refer to supporting statement.
Known utilities or infrastructure on/under	No Please refer to supporting statement.

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?	No Please refer to supporting statement.
Flood Zone?	Flood Zone 1 Please refer to supporting statement.
Surface Water Flood Risk?	No Please refer to supporting statement.
Risk of Pollution, Contamination or Hazards?	No Please refer to supporting statement.
Nature and Geological Sites?	No Please refer to supporting statement.
Potential for Protected Species?	No Please refer to supporting statement.
Well related to existing settlement?	On the edge of an existing settlement Please refer to supporting statement.
Good access to services and facilities by sustainable travel?	A good range of facilities Please refer to supporting statement.
Protected trees?	No
Public Rights of Way?	Yes
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 refer to supporting statement.
Social/ environmental/ economic benefits?	Please refer to 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?	Not Known
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 refer to supporting statement.



Land to the West of Gatebeck Road, Endmoor (2021-CfS-21)

Site Information

Question	Submitted Information
Site Name	Land to the West of Gatebeck Road
Settlement/Locality	Endmoor
Call for Sites Ref	2021-CfS-21
Site Area (ha)	4.40
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.40
Easting and Northing	354398,485568
Current Land Use and Character	Grazing
Known previous uses on the site	Grazing
Character and land uses of surrounding area	Residential Agricultural Approved Business Park adjacent
Relevant planning history on site	-

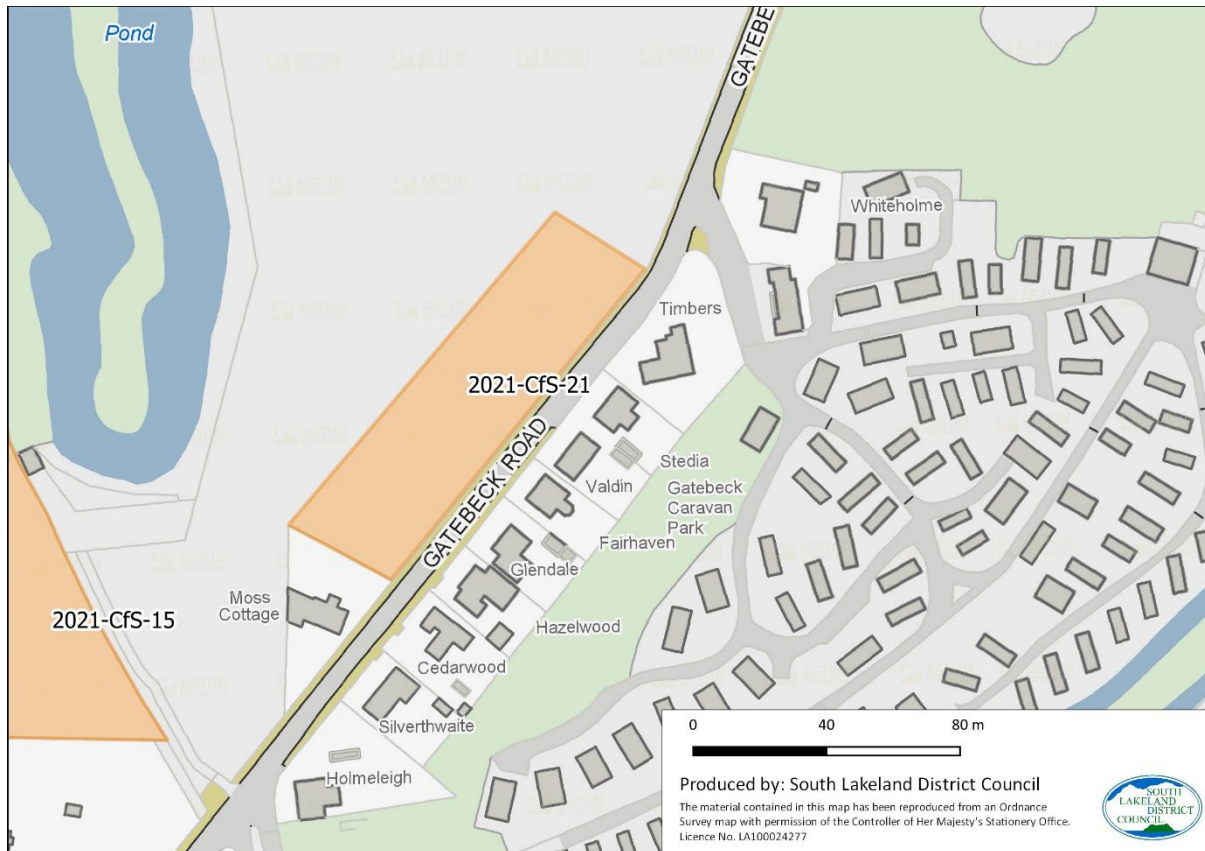


Figure 16: Land to the West of Gatebeck Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	The site is opposite a row of single storey/ dormer style properties and it would seem reasonable to provide now for a similar style of development, possibly by offering serviced plots to enable opportunities for self build's.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	There is existing vehicular access at the northern and southern ends of the owner's field. However it would seem reasonable to introduce a new access centrally

	along the red line frontage of Gatebeck Road in order to serve any new housing.
Steeply Sloping?	No Site has small drumlins, with the western section of the overall ownership, but not the land edged red, falling away to the west.
Known utilities or infrastructure on/under site that would present a constraint?	No B4RN fibre network on site but this will not prevent development
Access to the following? Mains Water Mains Sewerage Electrical Supply Gas Supply Landline Telephone Superfast Fibre Broadband	Could readily be provided No Could readily be provided Could readily be provided Could readily be provided Could readily be provided
Existing Landscape Features?	Yes Roadside dry stone wall 2 roadside trees Small pond
Flood Zone?	Flood Zone 1 Area edged red in FZ1. Lower area to west in FZ's 2 and 3
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 Site is opposite existing residential properties on Gatebeck Road, at the entrance to Endmoor.

	Development on the site would compliment / reflect existing development
Good access to services and facilities by sustainable travel?	A good range of facilities Village School - 3 mins walking Village Hall - 4 mins walking Village Bakery and Club Inn - 6 mins walking Bus stop on Gatebeck Road immediately adjacent to site
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?	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 bus stop, 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, including self builds, 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
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 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?	Foul water drainage would be via a new packaged treatment plant to be installed within the field

Land at Scroggs Wood, Kendal (2021-CfS-27)

Site Information

Question	Submitted Information
Site Name	Land at Scroggs Wood
Settlement/Locality	Kendal
Call for Sites Ref	2021-CfS-27
Site Area (ha)	18.00
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	18.00
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 (IE/2018/0010) discussions have been undertaken with SLDC officers who agreed that some 'enabling' residential development will facilitate the delivery of the employment site.</p>

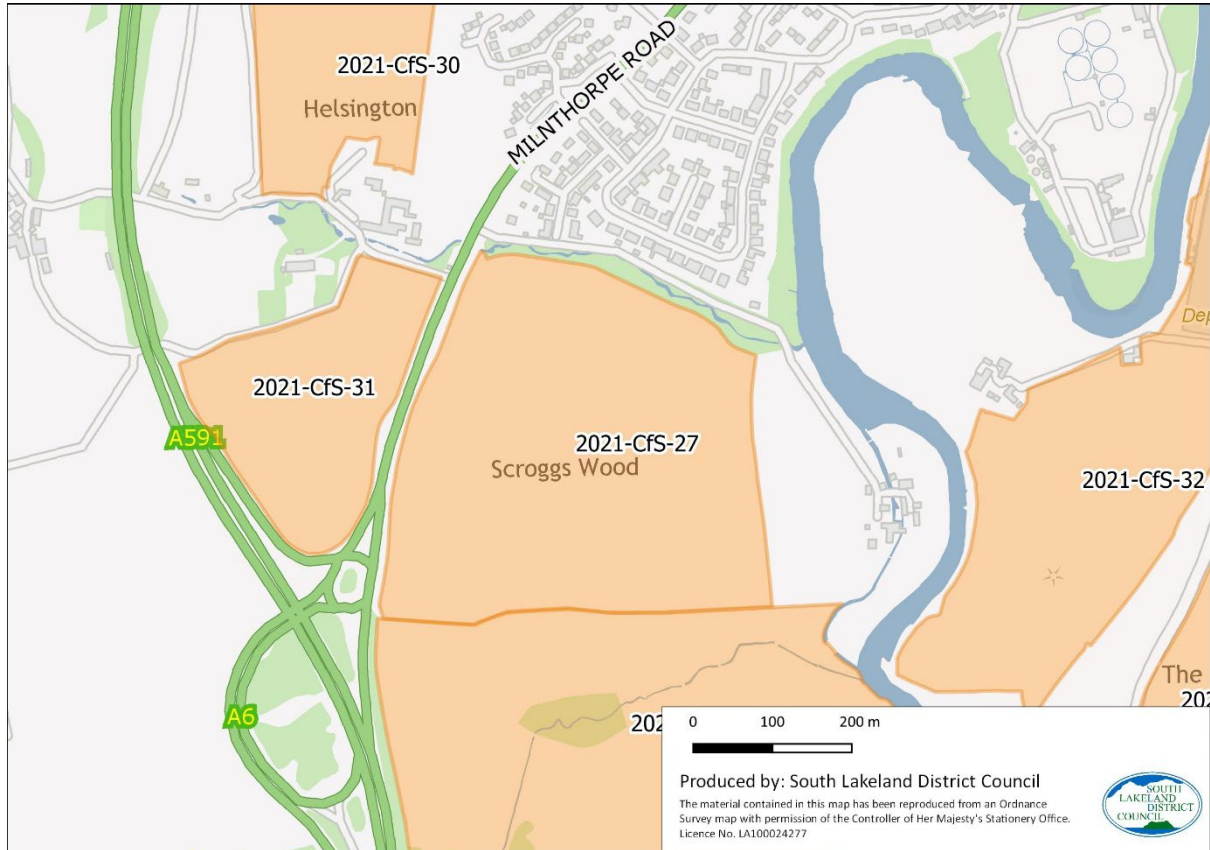


Figure 17: Land at Scroggs Wood

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 flexibility is built into the allocation with potential for mixed uses. 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?	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.
Steeply Sloping?	No 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.
Known utilities or infrastructure on/under site that would present a constraint?	No 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.
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 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>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

Question	Submitted Information
	<p>the area, making provision for, and encouraging SMEs.</p> <p>A possible 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 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.
Site Progress?	Site is under option to a developer
Timescale for Development?	Within 5 years



Question	Submitted Information
Constraints affecting development?	No We do not consider there are any insurmountable constraints which would prevent the development of the site
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes 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 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 employment led, mixed use through the emerging Local Plan.

Additional Comments

Question	Submitted Information
Additional comments?	



Land adjacent to Scroggs Wood, Kendal (2021-CfS-28)

Site Information

Question	Submitted Information
Site Name	Land adjacent to Scroggs Wood
Settlement/Locality	Kendal
Call for Sites Ref	2021-CfS-28
Site Area (ha)	45.30
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	22.65
Easting and Northing	351015,489845
Current Land Use and Character	Agricultural
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

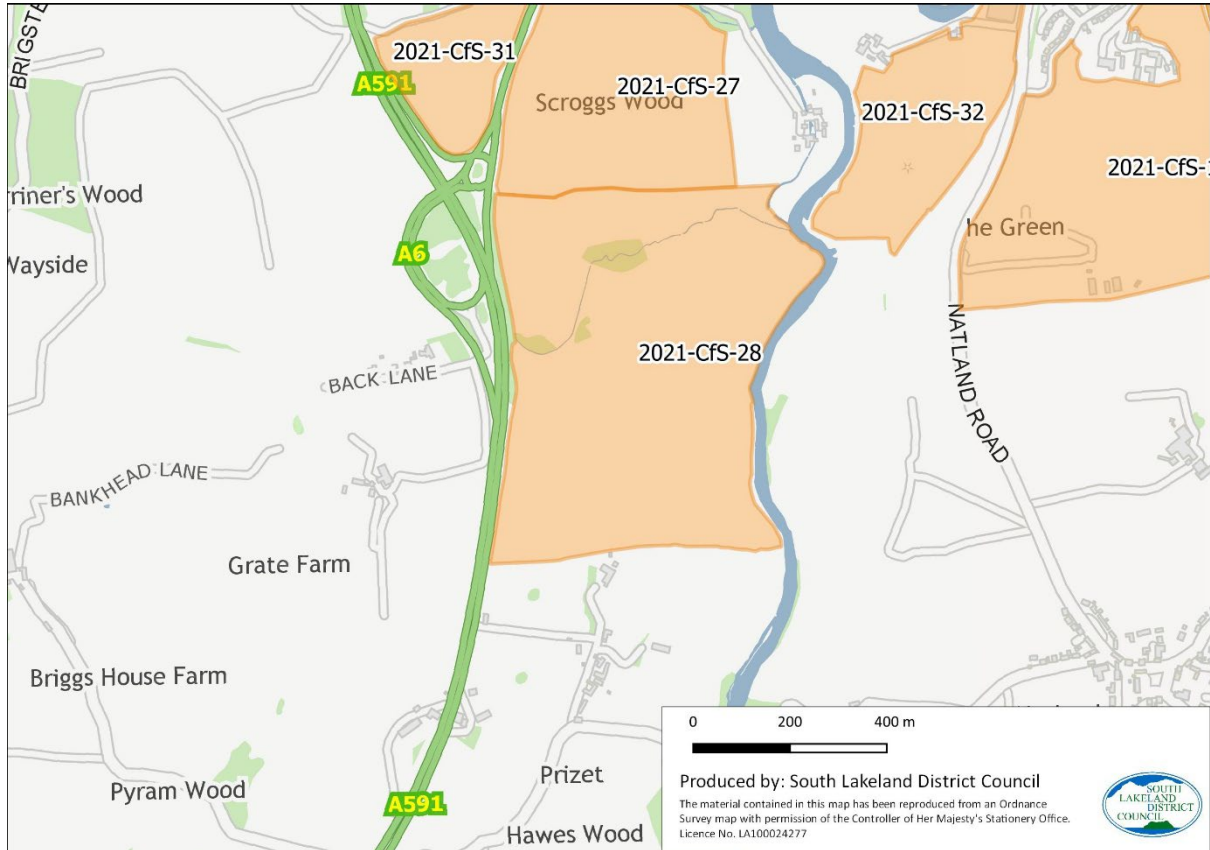


Figure 18: Land adjacent to Scroggs Wood

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 Scroggs Wood forward for development and making a successful scheme. This land could then be utilised to build on this success later in the Plan period and in the next Plan period.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	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
Steeply Sloping?	No There are some topographically challenging areas of the site, we have calculated the developable area accordingly
Known utilities or infrastructure on/under site that would present a constraint?	No 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
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 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. 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. Initial technical work has demonstrated these features can be easily incorporated into the design of any proposed development.
Flood Zone?	Flood Zone 1 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.
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
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>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	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 The site is available immediately.
Site Progress?	Enquiries received This site is a natural extension to the Scroggs Wood allocated site which has an identified developer on board. It is too early to consider partnering with a developer for this site.
Timescale for Development?	11 - 15 years This land is a natural extension to the land at Scroggs Wood which is already allocated for development. It would naturally follow the development at Scroggs Wood hence the longer time line
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 there are no viability issues.
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 South of Heversham, Heversham (2021-CfS-29)

Site Information

Question	Submitted Information
Site Name	Land South of Heversham
Settlement/Locality	Heversham
Call for Sites Ref	2021-CfS-29
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.

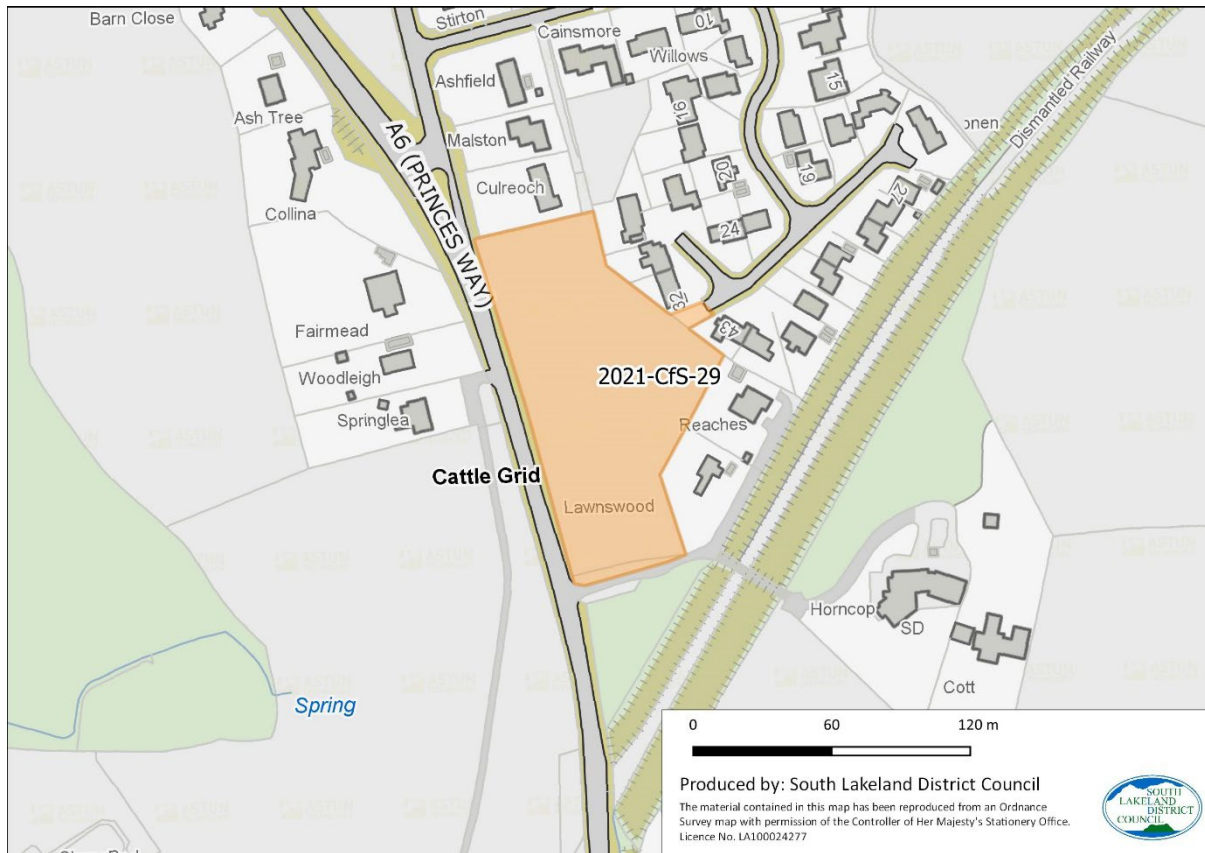


Figure 19: Land South of Heversham

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?	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. 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?	A good range of facilities The site is within walking distance of the following services located within Heversham: Junior School- c. 190 metres

	<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. 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?	<p>The allocation of this site for residential development would provide a number of houses on a sensitive, 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</p>

Question	Submitted Information
	<p>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?	<p>Within 5 years</p> <p>The site is unconstrained and could therefore be brought forward for development immediately if successful in the site selections process</p>
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 west of Helsington, Kendal (2021-CfS-30)

Site Information

Question	Submitted Information
Site Name	Land west of Helsington
Settlement/Locality	Kendal
Call for Sites Ref	2021-CfS-30
Site Area (ha)	14.50
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.

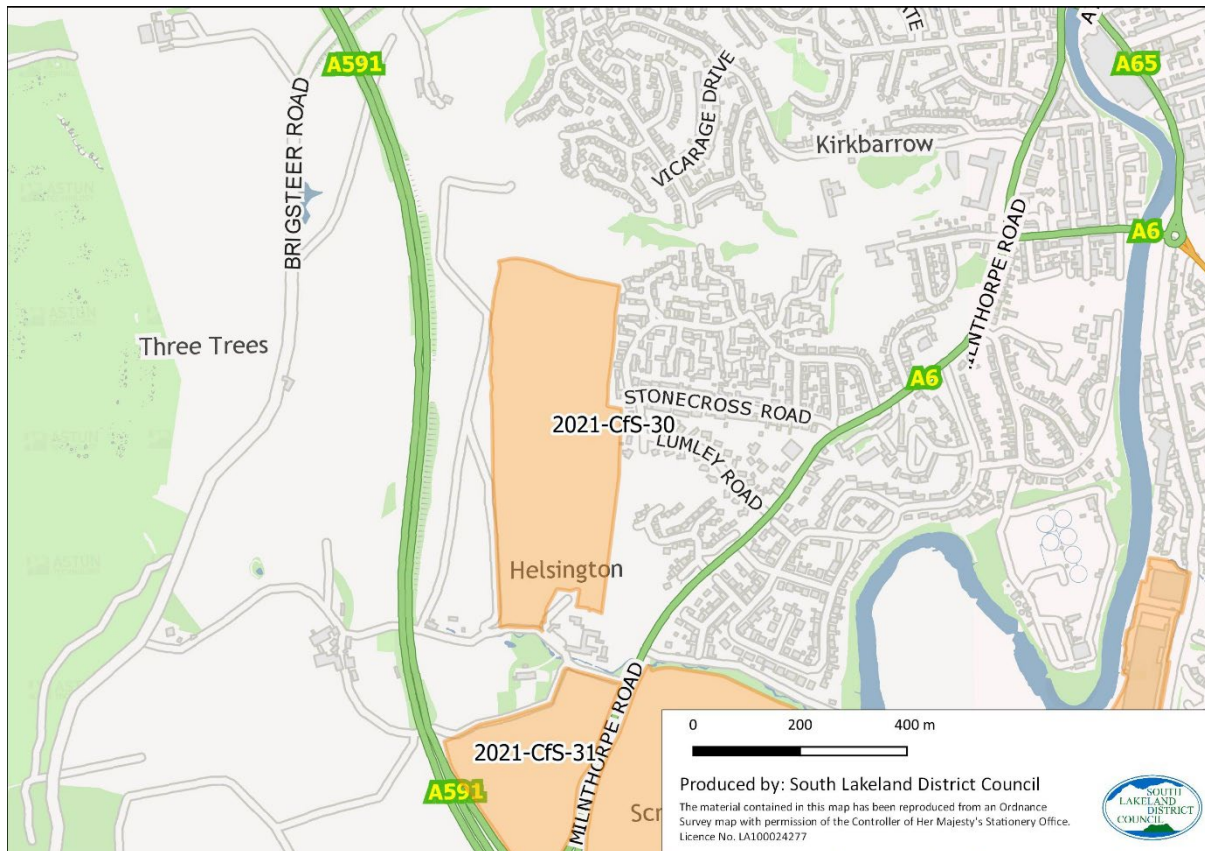


Figure 20: Land west of Helsington

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?	It is envisaged that the site could be developed to accommodate circa. 50-100 dwellings to form a logical extension to Helsington.
Steeply Sloping?	Yes 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.
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?	No
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 directly adjacent to the existing settlement edge of Helsington, Kendal
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. 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?	The allocation of this site for residential development would provide a number of houses on a largely unconstrained site, meeting the identified needs of

Question	Submitted Information
	<p>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	No
Third Party Land	No
Ransom Strip	Yes
Restrictive Covenants	No
Current use relocation	No
Tenancy Issues	No
Minerals Rights	No
Other	No
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
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 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>



Land at Milnthorpe Road Helsington, Kendal (2021-CfS-31)

Site Information

Question	Submitted Information
Site Name	Land at Milnthorpe Road Helsington
Settlement/Locality	Kendal
Call for Sites Ref	2021-CfS-31
Site Area (ha)	7.00
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	4.50
Easting and Northing	350623,490510
Current Land Use and Character	Agriculture
Known previous uses on the site	
Character and land uses of surrounding area	The site is located to the east of the A591 and to the west of Milnthorpe Road, on the southern approach to Kendal. Helsington Laithes Manor is located to the north. The site is located directly adjacent to the Scroggs Wood, Strategic Employment allocation (LA2.9) which is subsequently promoted for a mixed use development.
Relevant planning history on site	The site has no relevant planning history

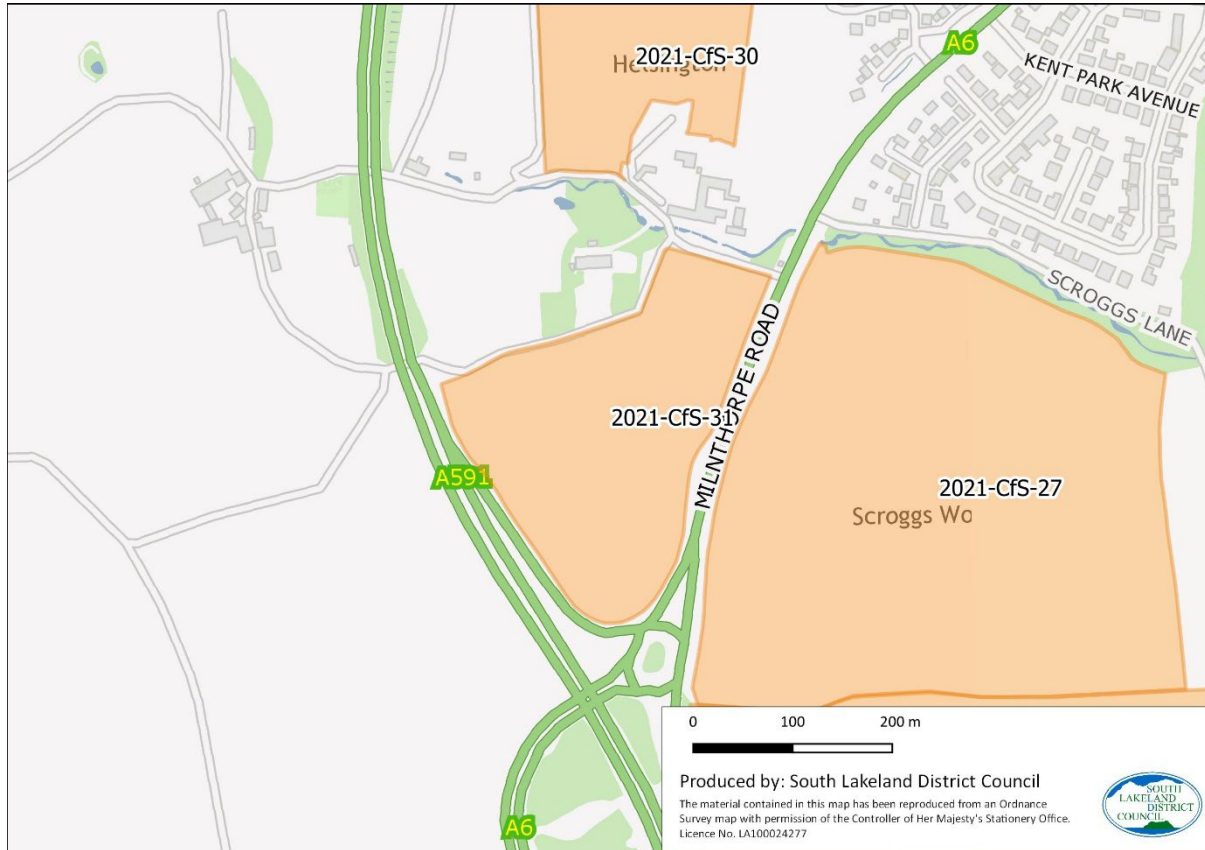


Figure 21: Land at Milnthorpe Road Helsington

Proposed Use

Question	Submitted Information
Proposed Use	Residential / Mixed Use
Additional information on proposed development	It is envisaged that the site could be developed to accommodate circa. 100 dwellings and an appropriate level of flexible employment/ E Class floorspace to form a sensitive mixed use development which forms a natural extension to the development at Scroggs Wood and supports the function of Kendal as a Principal Service Centre.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	There are a number of opportunities for access to the site from Milnthorpe Road or the A59. Further

	technical work will be undertaken to identify the most suitable access point.
Steeply Sloping?	No There are small areas of land within the site which are 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.
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?	No Dry stone walls form the western boundary of the site. These will be retained where possible
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?	Not related to an existing settlement Currently, the site is removed from the existing development of Kendal, However, the site is directly adjacent to planned growth to the south of the settlement.
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. 200m north of the site 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. 1.5 mile north of the site so are also accessible by foot.
Protected trees?	Don't know There are no trees within the site. Any protected trees on the sites boundary will be protected and retained through any forthcoming scheme.
Public Rights of Way?	Yes A Public Footpath is located offsite to the north, forming the sites northern most boundary
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 site. There are 3 listed buildings located circa 50 – 150 metres north of the site: Helsington Laithes Farmhouse (Grade II*) Bridge Carrying Drive to North East of Helsington Laithes Farmhouse (Grade II) Bridge Carrying Farm Road to North East of Helsington Laithes Farmhouse (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?	<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?	<p>The allocation of this site for residential led, mixed use development would provide a number of houses, employment floorspace and community facilities on a largely unconstrained site, and form a natural extension to planned growth at Scroggs Wood. The aim is to assist in 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 to create a sensitive development in this edge of settlement location.</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



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?	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 on the north west side of Milnthorpe Road and the south east side of Brigsteer Road, Kendal 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 on the north west side of Milnthorpe Road and the south east side of Brigsteer Road, Kendal be considered for residential development through the Local Plan Review.</p>



Land West of Natland Road, Kendal (2021-CfS-32)

Site Information

Question	Submitted Information
Site Name	Land West of Natland Road
Settlement/Locality	Kendal
Call for Sites Ref	2021-CfS-32
Site Area (ha)	22.60
Is the site greenfield or brownfield?	Mixed
Area suitable for development (ha)	13.50
Easting and Northing	351574,490465
Current Land Use and Character	The site currently comprises storage warehouses to the north-east with grazed pastureland, demarcated by drystone walls and hedges to the south and west. Please refer to submitted written representation for further details.
Known previous uses on the site	The storage warehouses to the north-east are currently occupied by Clarks and represent a long-standing employment site in Kendal. The remainder of the site is undeveloped, greenfield land. Please refer to submitted written representation for further details.
Character and land uses of surrounding area	In terms of the surrounding area, the site is bound to the north by Natland Beck and beyond that by residential properties; to the east by Natland Road and beyond that by residential properties; to the south by pastureland and to the west by the River Kent and beyond that by Kendal Wastewater Treatment Works. Please refer to submitted written representation for further details.
Relevant planning history on site	Application reference 5/86/1680 refers to the existing, as yet undeveloped employment allocation, to the south of the brownfield part of the site. Please refer to submitted written representation for further details..

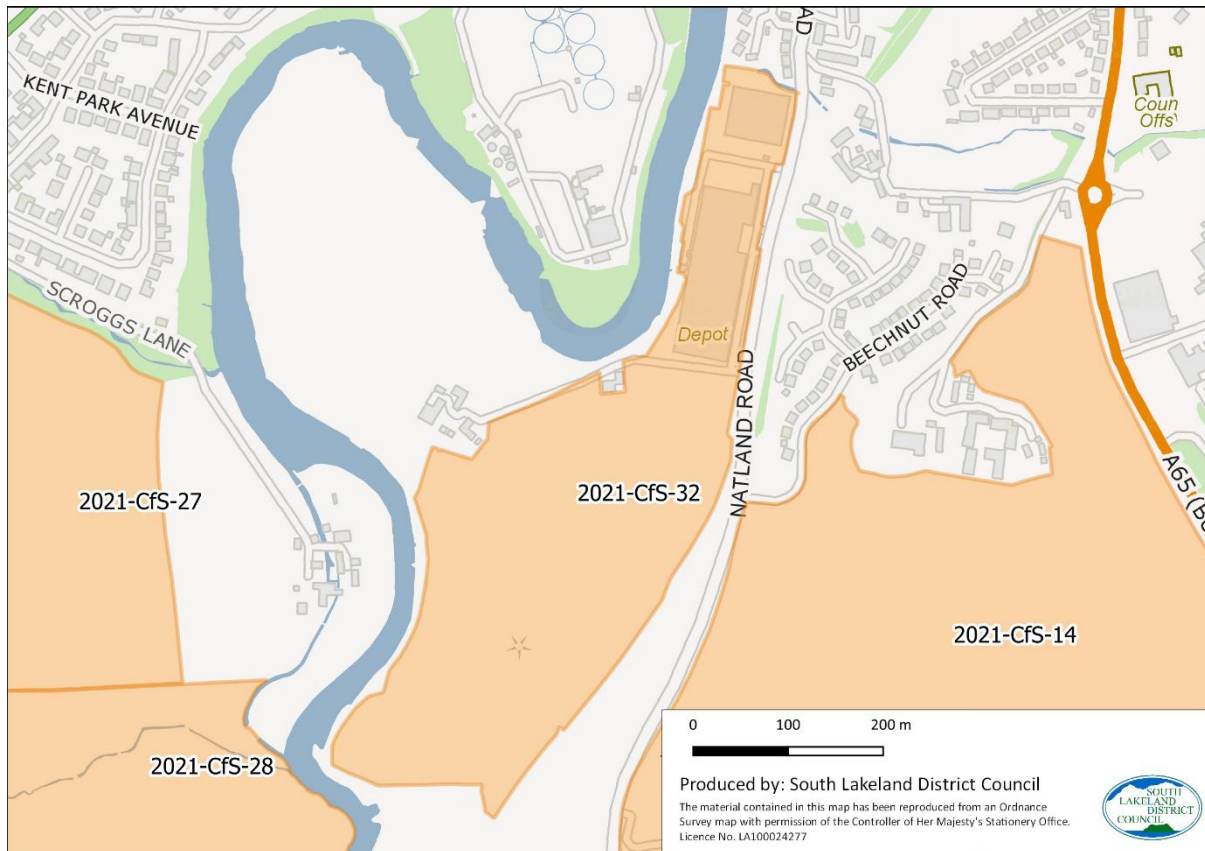


Figure 22: Land West of Natland Road

Proposed Use

Question	Submitted Information
Proposed Use	Mixed Use
Additional information on proposed development	It is envisaged that a range of high quality housing (including affordable homes), employment and community infrastructure could be developed at the site. Please refer to submitted written representation for further details.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	The site has an existing access point from Natland Road, to serve the existing employment area. Further access points could be provided from Natland Road

	to access the southern part of the site. Please refer to submitted written representation for further details.
Steeply Sloping?	<p>No</p> <p>The site is gently undulating. A small raised area known locally as the 'Sattury' is present to the south of the site and would be taken into consideration as part of any future development of the site. Please refer to submitted written representation for further details.</p>
Known utilities or infrastructure on/under site that would present a constraint?	<p>Don't know</p> <p>A full Utilities Survey has not yet been completed for the development site.</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>Landscape features on site include species poor defunct hedgerows and drystone walls. There are also several trees / groups of trees within the site, predominantly along the site boundaries. The River Kent and Natland Beck are adjacent to the site boundaries. Please refer to submitted written representation for further details.</p>
Flood Zone?	<p>Flood Zone 1</p> <p>The Environment Agency Flood Risk Map indicates that the site currently includes areas in FRZ 1/2/3; however, the EA is undertaking a flood risk alleviation works in the area, including the site specifically (Kendal Flood Risk Management Scheme – Phase 1 Kendal Linear Defences). Clarks are liaising with the EA to understand the flood risk related benefits associated with this scheme. Please refer to submitted written representation for further details.</p>



Surface Water Flood Risk?	<p>Yes</p> <p>The majority of the site is at very low risk of surface water flooding, however there are some small pockets of the site at low, medium and high risk</p>
Risk of Pollution, Contamination or Hazards?	<p>Don't know</p> <p>Detailed, intrusive site investigations have not yet been carried out for the site.</p>
Nature and Geological Sites?	<p>Yes</p> <p>The site does not contain any statutory or non-statutory nature conservation designations; however, the River Kent Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) is immediately adjacent to the site and the site falls within the Impact Risk Zone for these designations. Please refer to submitted written representation for further details.</p>
Potential for Protected Species?	<p>Yes</p> <p>A Phase 1 Habitat Survey has been undertaken which identifies that a range of further surveys would be required to be undertaken during the next established survey season.</p>
Well related to existing settlement?	<p>Within an existing settlement</p> <p>Part of the site is within the settlement boundary of Kendal, with the remainder of the site directly adjacent to the settlement boundary. Please refer to submitted written representation for further details.</p>
Good access to services and facilities by sustainable travel?	<p>A good range of facilities</p> <p>The site is within a walking distance of open space (7 mins), leisure centre (8 mins), supermarkets (10 mins), hospital (13 mins), the town centre (25 mins), train station (25 mins) and the existing bus network.</p> <p>Please refer to submitted written representation for further details.</p>
Protected trees?	<p>No</p>
Public Rights of Way?	<p>Yes</p> <p>Part of National Cycle Route 6 starts directly outside the site, leading into the town centre. The route of Public Right of Way ref. 557002 is partly within the site,</p>

	Please refer to submitted written representation for further details.
Currently used for sport or recreation?	No
Access rights over land?	Don't know
Within/adjacent Conservation Area?	No The site is not within or adjacent to a Conservation Area, however the southernmost extent of the Kendal Conservation Area falls within 1km of the site boundary. Please refer to submitted written representation for further details.
Listed buildings on/near site?	Yes No listed buildings are within the site but there are several Grade II listed buildings in the surrounding area. Please refer to submitted written representation for further details.
Scheduled monuments on/near site?	Yes At the north-west of the site lies the 'Watercrock Roman Fort and Civil Settlement' SAM (list entry number 1007178). No development is proposed for this area. Please refer to submitted written representation for further details.
Potential for land use conflicts?	No Please refer to submitted written representation for further details.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The site will respond to the climate emergency through the redevelopment of a part brownfield site which is within the settlement boundary and therefore situated in a sustainable location. As detailed in the submitted written representation, the site also provides opportunities for increasing the amount of tree cover at the site, providing biodiversity net gain and also potentially accommodating biodiversity offsetting from other development sites (subject to further detail on how this could work in practice), and an opportunity to incorporate SUDs as part of the



Question	Submitted Information
	design. As the proposals develop carefully consideration will be given to sustainable construction, renewables and building in Climate Change adaptation measures.
Social/ environmental/ economic benefits?	The benefits of developing the site would include job creation and associated economic benefits; business rates generation; Council Tax revenue; provision of affordable housing; provision of family housing to contribute to meeting the authority's needs; potential provision of community infrastructure e.g. sports pitches, to meet an identified need; and ecological benefits through biodiversity net gain and increased tree planting. Please refer to submitted written representation for further details.

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 Yes Unsure Unsure Unsure
Comments	Due to changing market and political conditions, an announcement was made by Clarks in July 2021 that Watercrock, the last remaining facility of Clarks in the town, would close in early 2022 with operations moving to distribution centres in Street, Somerset and Venlo, Netherlands. Following the ceasing of operations in early 2022, the two warehouses located on the site will become vacant. The remainder of the site is currently available. Please refer to submitted written representation for further details.
Available?	Up to 5 years

Question	Submitted Information
	As above, the two warehouses on the site will become vacant in early 2022. The remainder of the site is currently available.
Site Progress?	Site is being marketed Clarks are engaging with a local agent regarding marketing of the site, which will be informed by the technical assessments undertaken to date (and referred to in the supporting written representation). However, even without active marketing, the site has received numerous enquiries regarding land for employment following the news of the planned closure of the Clarks warehouses.
Timescale for Development?	Within 5 years Please refer to submitted written representation for further details.
Constraints affecting development?	No Please refer to submitted written representation for further details.
Viability concerns?	Don't know Detailed site investigations are yet to take place in relation to the site.
Capable of meeting existing Local Plan policy requirements?	Don't know An element of affordable housing is considered to be achievable, however, a detailed viability assessment has not yet been produced in relation to the proposals, potential abnormalities and any other developer obligations that may be required.

Additional Comments

Question	Submitted Information
Additional comments?	Please refer to submitted written representation for further details.



Land off Kitty Gill Lane, Site 1, Kirkby Lonsdale (2021-CfS-34)

Site Information

Question	Submitted Information
Site Name	Land off Kitty Gill Lane, Site 1
Settlement/Locality	Low Biggins/Kirkby Lonsdale
Call for Sites Ref	2021-CfS-34
Site Area (ha)	0.81
Is the site greenfield or brownfield?	Brownfield <i>(updated June 2023 upon request from applicant to be changed from Greenfield to Brownfield)</i>
Area suitable for development (ha)	0.60
Easting and Northing	360374,478478
Current Land Use and Character	Agricultural
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Residential to the east, agricultural to the north as well as the A65, agricultural to the south and west.
Relevant planning history on site	

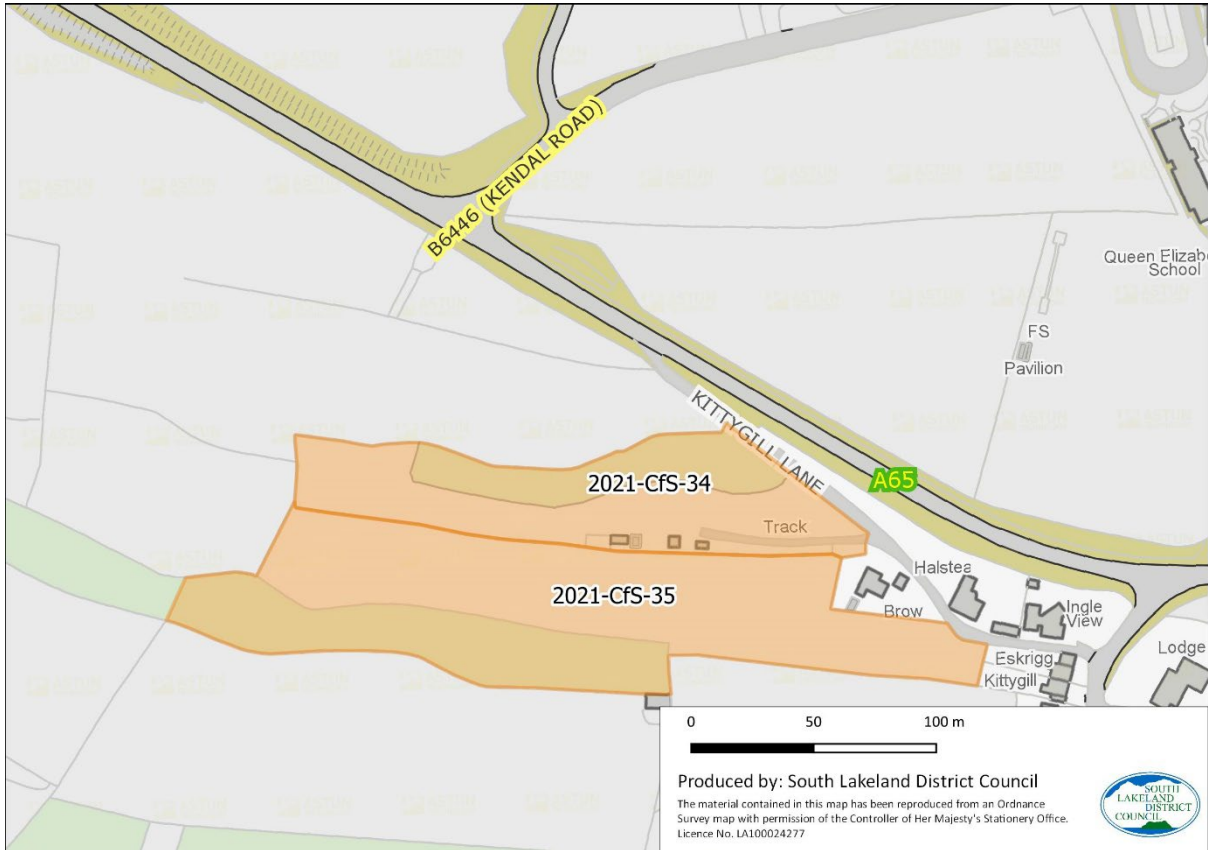


Figure 23: Land off Kitty Gill Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	A range of detached and semi-detached properties incorporating some affordable units in line with the relevant policy.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Access is possible from Kittygill lane which has access to the A65 and Biggins Lane.
Steeply Sloping?	No Comments: The land is gently sloping.

Known utilities or infrastructure on/under site that would present a constraint?	No None as 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 <i>Yes (updated June 2023 upon request from applicant to be changed as Fibre Optic Broadband is due to be installed to the site)</i>
Existing Landscape Features?	Yes There are trees and drystone walls on the land.
Flood Zone?	Flood Zone 1 Not affected by flooding.
Surface Water Flood Risk?	No Not as far as we are aware.
Risk of Pollution, Contamination or Hazards?	No Not as far as we are aware.
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 The site is close to Low Biggins and the A65.
Good access to services and facilities by sustainable travel?	A good range of facilities All of Kirkby Lonsdale's facilities are within easy walking distance of the land.
Protected trees?	No Not as far as we are aware.
Public Rights of Way?	Yes

	No public rights of way cross the land however there is a footpath along Kittygill Lane which is adjacent to the land.
Currently used for sport or recreation?	No
Access rights over land?	No
Within/adjacent Conservation Area?	No Not as far as we are aware.
Listed buildings on/near site?	No Not as far as we are aware.
Scheduled monuments on/near site?	No Not as far as we are aware.
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 could 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



Question	Submitted Information
Comments	
Available?	Immediately
Site Progress?	No activity Very much in the early stages of establishing potential interest in the site.
Timescale for Development?	Within 5 years Dependent on planning and policy.
Constraints affecting development?	No Not as far as we are aware.
Viability concerns?	No Not as far as we are aware.
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	



Land off Kitty Gill Lane, Site 2, Kirkby Lonsdale (2021-CfS-35)

Site Information

Question	Submitted Information
Site Name	Land off Kitty Gill Lane, Site 2
Settlement/Locality	Low Biggins/Kirkby Lonsdale
Call for Sites Ref	2021-CfS-35
Site Area (ha)	1.47
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.90
Easting and Northing	360387,478434
Current Land Use and Character	Agricultural
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Residential to the east, agricultural to the north as well as the A65, agricultural to the south and west.
Relevant planning history on site	

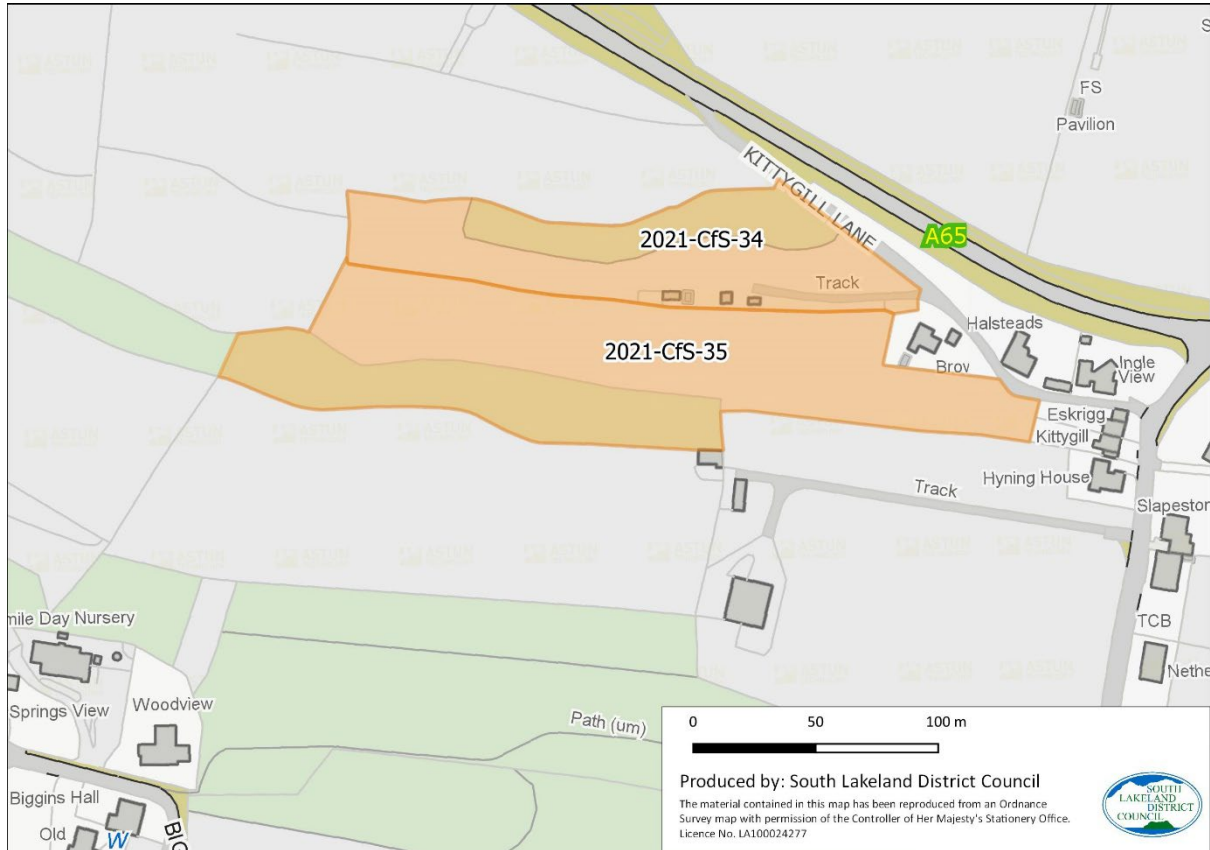


Figure 24: Land off Kitty Gill Lane

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	A range of detached and semi-detached properties incorporating some affordable units in line with the relevant policy.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Access is possible from Kittygill lane which has access to the A65 and Biggins Lane.
Steeply Sloping?	No The land is relatively flat with a gentle topography.
Known utilities or infrastructure on/under	No None 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?	Yes There are trees and drystone walls on the land.
Flood Zone?	Flood Zone 1 Not affected by flooding.
Surface Water Flood Risk?	No Not as far as we are aware.
Risk of Pollution, Contamination or Hazards?	No Not as far as we are aware.
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 The site is close to Low Biggins and the A65.
Good access to services and facilities by sustainable travel?	A good range of facilities All of Kirkby Lonsdale's facilities are within easy walking distance of the land.
Protected trees?	No Not as far as we are aware.
Public Rights of Way?	Yes No public rights of way cross the land however there is a footpath along Kittygill Lane which is adjacent to the land.
Currently used for sport or recreation?	No

Access rights over land?	No
Within/adjacent Conservation Area?	No Not as far as we are aware.
Listed buildings on/near site?	No Not as far as we are aware.
Scheduled monuments on/near site?	No Not as far as we are aware.
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 could 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?	No activity Very much in the early stages of establishing potential interest in the site.



Question	Submitted Information
Timescale for Development?	Within 5 years Dependent on planning and policy.
Constraints affecting development?	No Not as far as we are aware.
Viability concerns?	No Not as far as we are aware.
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	



Land adjoining Burton Road, Holme (2021-CfS-36)

Site Information

Question	Submitted Information
Site Name	Land adjoining Burton Road
Settlement/Locality	Holme
Call for Sites Ref	2021-CfS-36
Site Area (ha)	0.60
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.60
Easting and Northing	352691,478524
Current Land Use and Character	Agriculture
Known previous uses on the site	
Character and land uses of surrounding area	Residential
Relevant planning history on site	

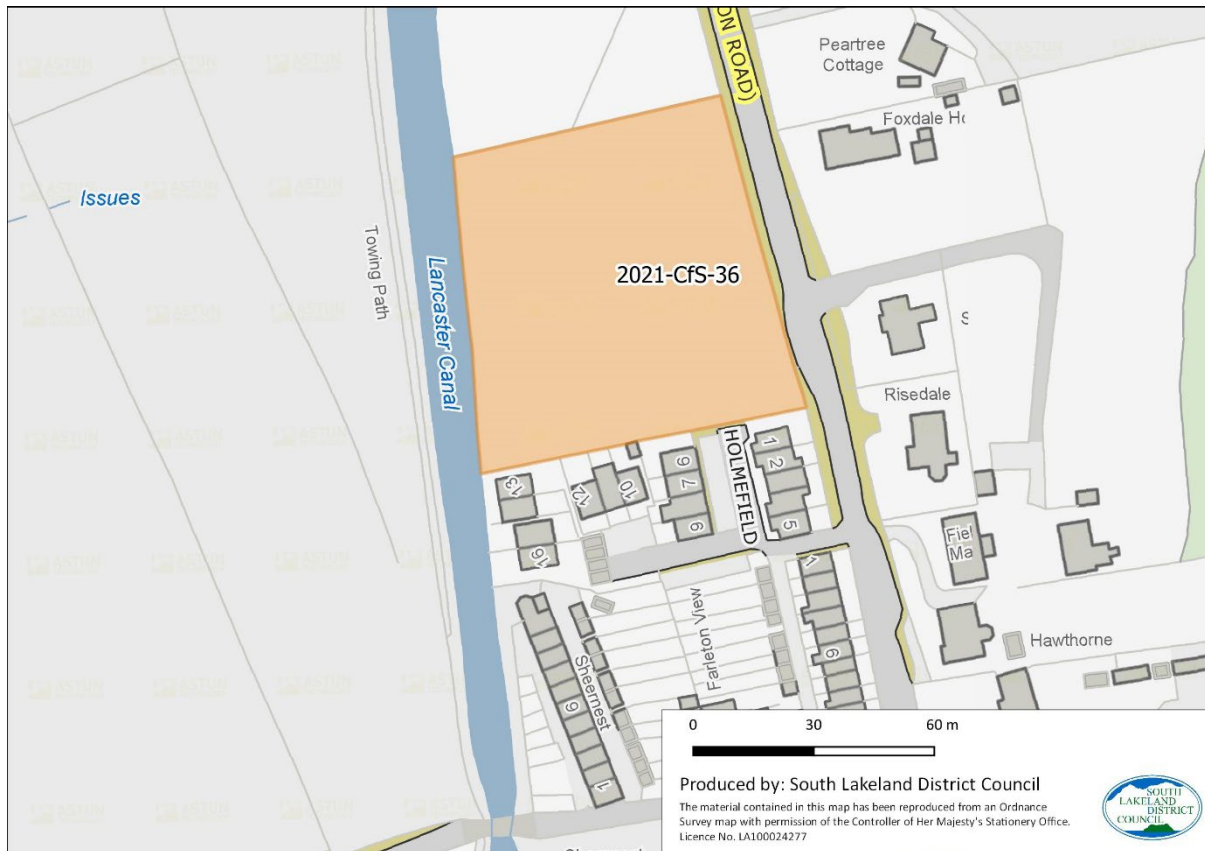


Figure 25: Land adjoining Burton Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	Approximately 20

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	
Steeply Sloping?	No
Known utilities or infrastructure on/under	Yes Telegraph poles and overhead wire adjacent to Burton Road

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?	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?	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 500m from Holme Bus stop located on south-east boundary of the site.
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 is well located in relation to public transport links, allowing for sustainable travel. 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?	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 adjacent to Elmsfield Business Park, Holme (2021-CfS-37)

Site Information

Question	Submitted Information
Site Name	Land adjacent to Elmsfield Business Park
Settlement/Locality	Holme
Call for Sites Ref	2021-CfS-37
Site Area (ha)	2.65
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.65
Easting and Northing	351768,479835
Current Land Use and Character	Agricultural (grazing) land
Known previous uses on the site	None
Character and land uses of surrounding area	Immediately to the north is the established Elmsfield Business Park, to the west is a field containing the drainage and surface water infrastructure for the BP, to the east is an agricultural field set aside for landscape screening of the BP and B6384 is to the SW.
Relevant planning history on site	None

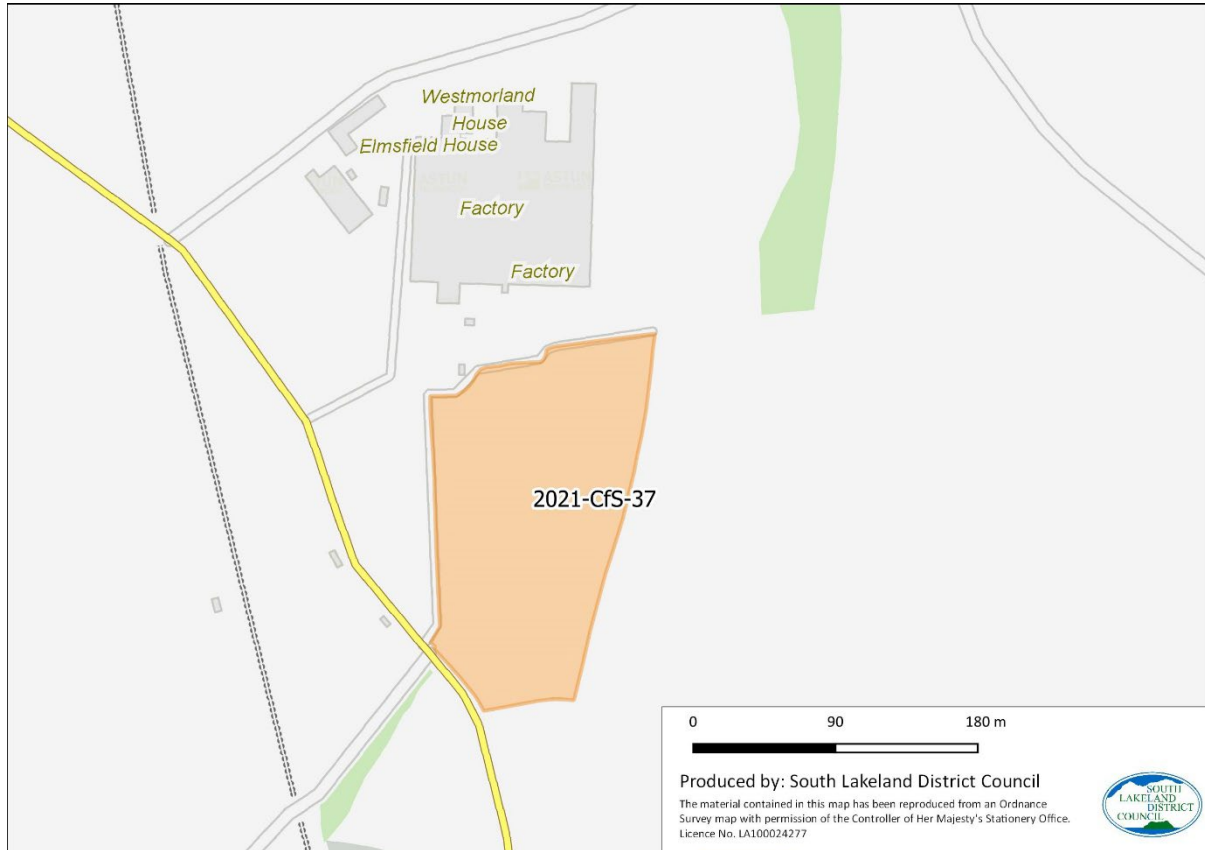


Figure 26: Land adjacent to Elmsfield Business Park

Proposed Use

Question	Submitted Information
Proposed Use	Storage, distribution and manufacturing as an expansion of the existing Elmsfield Business Park
Additional information on proposed development	Capacity assessment have been undertaken which demonstrate that the Site could potentially accommodate approximately 8,000 sq m of additional floorspace with appropriate levels of parking, servicing and circulation areas (see attached indicative layout plan).

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Access would be taken from the existing Elmsfield Business Park, with an internal estate road built to facilitate the units.
Steeply Sloping?	No the site has a relatively level topography
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	Yes
Landline Telephone	Yes
Superfast Fibre Broadband	Yes
Existing Landscape Features?	Yes Hedgerows around the periphery but these would not be affected by the proposed development other than a small area removed between the site and the BP to facilitate access
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 No such habitats were identified on an adjacent site when assessed prior to securing PP. A PEA would be undertaken prior to advancing any planning application.

Well related to existing settlement?	On the edge of an existing settlement The Site is located within the boundary of Holme but sufficient distance from housing to ensure no detriment to residential amenity
Good access to services and facilities by sustainable travel?	A good range of facilities There are a number of facilities within the centre of Holme village which is only a short distance from the Site
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 new development proposals would be suitably designed to address relevant policy and building regulation requirements.
Social/ environmental/ economic benefits?	Elmsfield Business Park is a well-established development, it has a sound tenure tenant base of predominantly local businesses (albeit who operate nationally) who provide a broad spectrum of skilled and unskilled employment opportunities. The BP already offers larger footprint units which can be flexibly occupied in terms of meeting space requirements for business needs. There is very little high quality offer of this nature in the District which means local businesses looking for expansion premises often have to relocate outside of



Question	Submitted Information
	the District. The proposed site allocation would facilitate the expansion of this existing facility to the benefit of the local economy, ensuring that the District can offer opportunities for business retention and by virtue of this employment opportunities/retention.

Site Availability and Achievability

Question	Submitted Information
Nature of Interest in Site	Sole owner of the whole site - The Freehold is owned by Lanbro Pension Trust , The Headlease holder is Lanbro Developments Ltd
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	There are no known constraints or issues that would hinder the development of the site for the proposed use
Available?	Immediately
Site Progress?	Site is owned by a developer Lanbro Pension Trust own the freehold and LANBRO Developments Ltd are the head leaseholders of the site and the surrounding land from which any future development could be accessed and serviced. LANBRO also own and operate the existing Elmsfield Business Park and are currently developing additional units which have already been pre-let on 10yr agreements. Infrastructure capacity has been built into the current development to accommodate future expansion. There is no intention to sell or market the site to another developer, it would be developed as an extension of the existing EBP facility.

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

Additional Comments

Question	Submitted Information
Additional comments?	<p>This site provides a realistic and achievable option for additional employment generating development within the District as part of an expansion of an existing business park.</p> <p>There are no constraints to immediate development (subject to planning) and infrastructure has already been engineered as part of the current development at Elmfield Business Park to ensure there is capacity for services and drainage to accommodate the scale of development that could be achieved at the Site.</p>



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SOUTH LAKELAND **LOCAL PLAN** 2040



Winster, Station Road, Holme (2021-CfS-38)

Site Information

Question	Submitted Information
Site Name	Winster Station Road Holme
Settlement/Locality	Holme
Call for Sites Ref	2021-CfS-38
Site Area (ha)	1.68
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.68
Easting and Northing	
Current Land Use and Character	Grazed by donkeys
Known previous uses on the site	
Character and land uses of surrounding area	7 houses, pastureland
Relevant planning history on site	

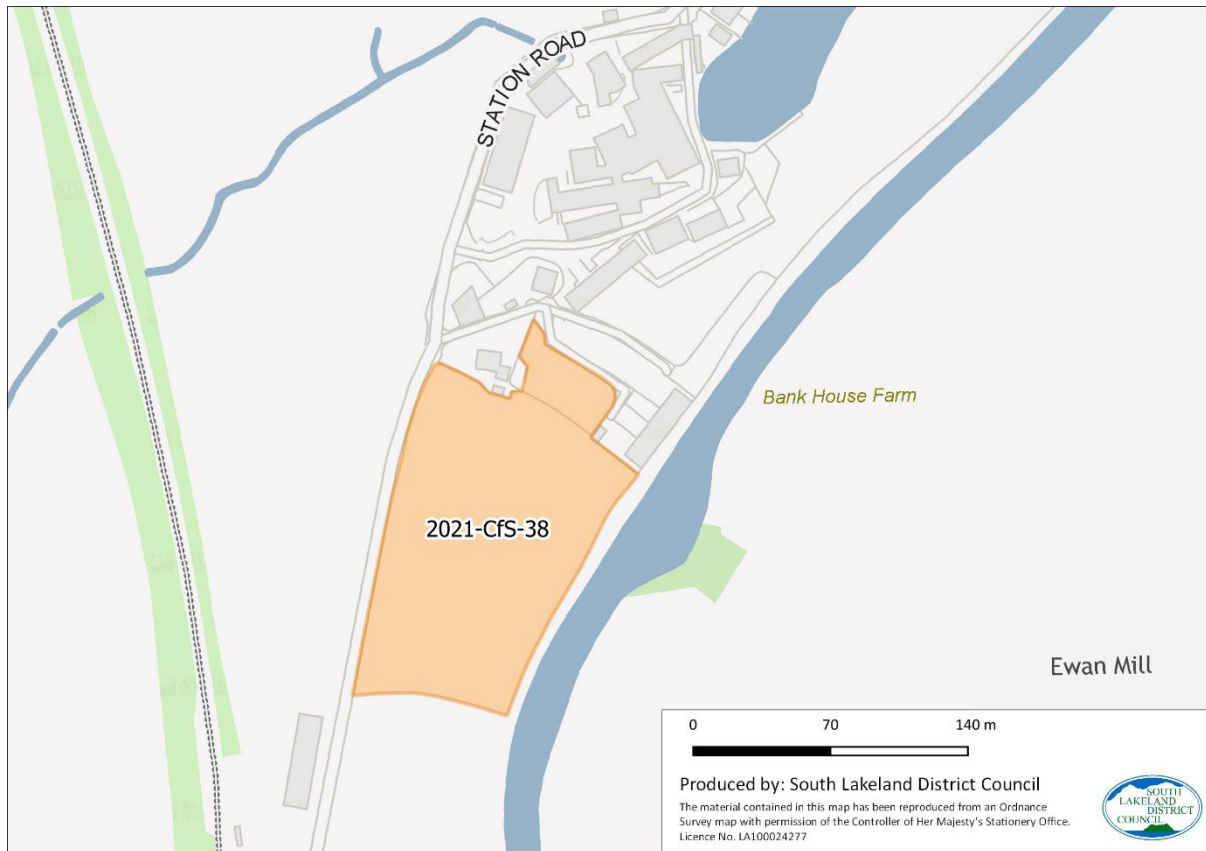


Figure 27: Winster, Station Road, Holme

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	No decision re no. of units. At least one for family member to care for me in old age (I am 74).

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	I own track to side. 3 house have access rights
Steeply Sloping?	No
Known utilities or infrastructure on/under site that would present a constraint?	Yes Sewage pipe/drain at end near houses.
Access to the following?	

Mains Water	Could readily be provided
Mains Sewerage	Unsure
Electrical Supply	Could readily be provided
Gas Supply	No
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Unsure
Existing Landscape Features?	Yes Hedge bordering my field.
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 School - 1 mile Pub, village hall and church - 0.75 miles Health service - 3 miles
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?	Not sure.
Social/ environmental/ economic benefits?	Would ensure at least one elderly person (me) not requiring care.

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



Shaping our future



SOUTH LAKELAND LOCAL PLAN 2040

Additional Comments

Question	Submitted Information
Additional comments?	Not Answered



2.2 Cartmel Peninsula

Land at Sunnydale, Allithwaite (2021-CfS-01)

Site Information

Question	Submitted Information
Site Name	Land at Sunnydale
Settlement/Locality	Allithwaite
Call for Sites Ref	2021-CfS-01
Site Area (ha)	1.50
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.50
Easting and Northing	338577,477088
Current Land Use and Character	Garden
Known previous uses on the site	Garden, Agriculture.
Character and land uses of surrounding area	The northern edge of Allithwaite. Village/Housing to the South, agricultural fields to the north.
Relevant planning history on site	Unknown.

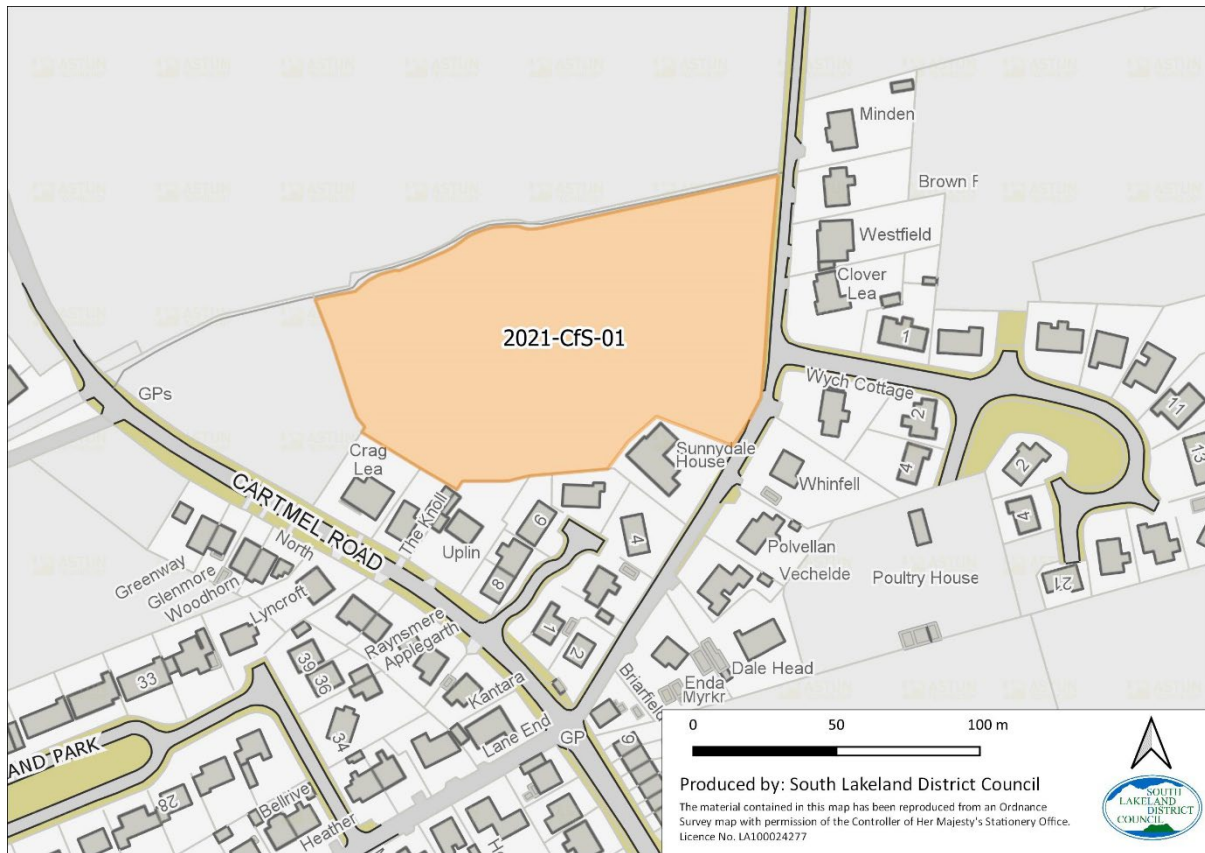


Figure 28: Land at Sunnydale

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	To be confirmed

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Access currently in situ onto Wart Barrow Lane opposite access from previous development. 100 metres from Main Highway.
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?	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?	Yes Public Footpath on far northern boundary edge of 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?	Proposed Site not available until 2030 - by which time new regulations and technologies will be in place.
Social/ environmental/ economic benefits?	Village lifestyle with superfast broadband for remote working. Primary and Secondary Schools within walking distance.

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?	10 - 15 years Site is currently not our priority. Would be looking for development 2030 onwards.
Site Progress?	Enquiries received
Timescale for Development?	11 - 15 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 off Grange Fell Road, Grange-over-Sands (2021-CfS-05)

Site Information

Question	Submitted Information
Site Name	Land off Grange Fell Road
Settlement/Locality	Grange-over-Sands
Call for Sites Ref	2021-CfS-05
Site Area (ha)	1.05
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.05
Easting and Northing	339930,477895
Current Land Use and Character	Agriculture
Known previous uses on the site	Agriculture
Character and land uses of surrounding area	The site is surrounded by private dwellings on its east and southern boundary's.
Relevant planning history on site	



Figure 29: Land off Grange Fell Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential
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?	The site currently has two access points onto grange fell road on its southern boundary.
Steeply Sloping?	No

Known utilities or infrastructure on/under site that would present a constraint?	Yes There is a mains water pipe on the southern edge of the site.
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 There is a dry stone wall through 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 The drystone wall provides potential ecological habitats within and around the Site. However, the field parcels are unlikely to be sensitive from an ecological perspective because they are mown for conserved forage and grazed by livestock.
Well related to existing settlement?	On the edge of an existing settlement The site is surrounded by residential properties.
Good access to services and facilities by sustainable travel?	A good range of facilities There is a bus stop directly opposite the site and the primary school is just a few hundred metres away. The main shops, cafes and amenities of grange over sands are all within easy walking distance. Hampsfell

	is a couple of hundred metres to the north and is open space suitable for countryside walks.
Protected trees?	Don't know There are no trees within 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?	Yes There is a grade 2 listed banked barn to the north of 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 very close to local shops and transport links. A bus stop is directly opposite the site and the railway station is less than a mile from the site.
Social/ environmental/ economic benefits?	A contribution towards meeting the housing needs of the District and particularly the need for new homes in Grange over Sands, a sustainable location for growth. 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.

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?	



Pump House Field, Flookburgh (2021-CfS-09)

Site Information

Question	Submitted Information
Site Name	Pump House Field
Settlement/Locality	Flookburgh
Call for Sites Ref	2021-CfS-09
Site Area (ha)	1.00
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.00
Easting and Northing	336661,475534
Current Land Use and Character	Agriculture (pastoral)
Known previous uses on the site	Agriculture (pastoral)
Character and land uses of surrounding area	Adjoining established housing, including access road, and adjacent to new play park to North and South. Pastoral land to West and East
Relevant planning history on site	None

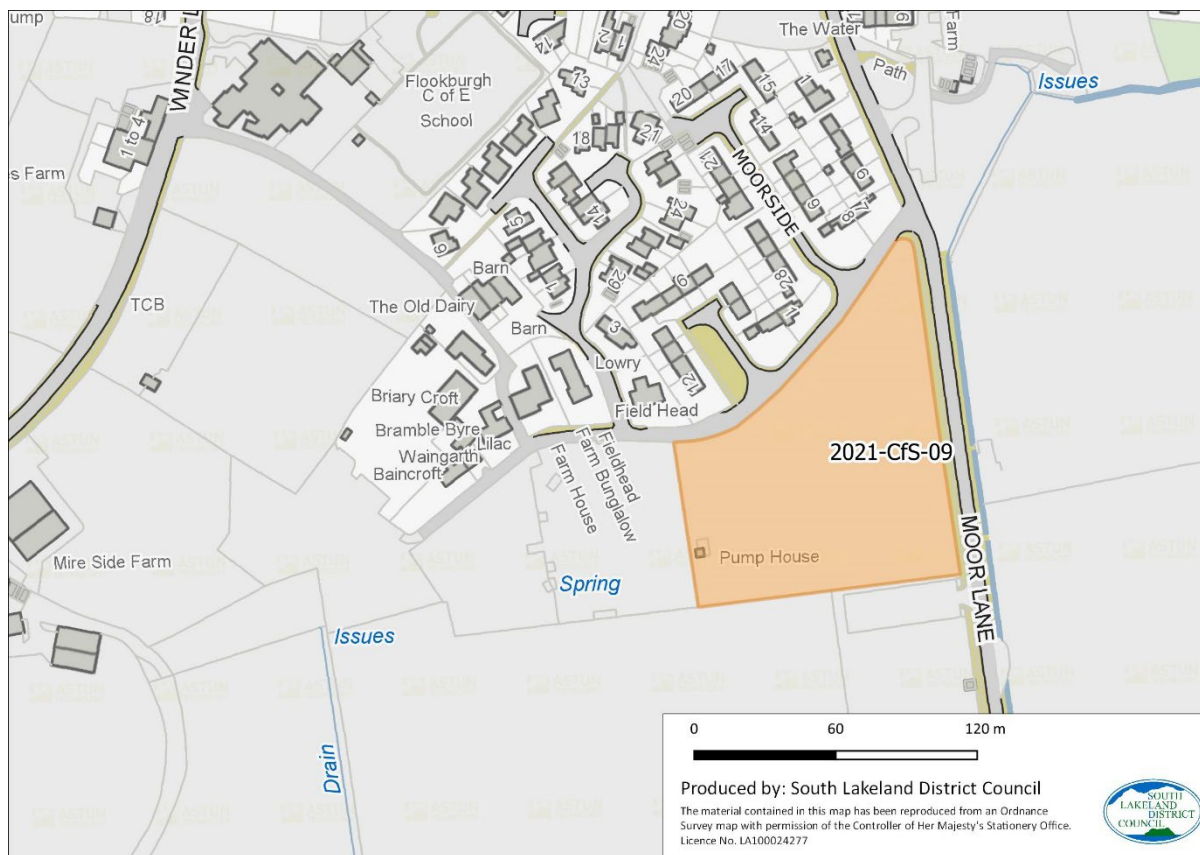


Figure 30: Pump House Field

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	15 dwellings - all of a size to suit local occupancies and to be affordable. This is a very low housing density for this site.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Current access from Fieldhead Road
Steeply Sloping?	No
Known utilities or infrastructure on/under	Yes Main sewer pipe crosses the site connecting with pump house.

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?	No
Flood Zone?	Flood Zone 3
Surface Water Flood Risk?	Yes Flooding only known in low area to the north of the site in heavy rain. This area can be raised to alleviate risk as it lies below the level of the adjoining road.
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, shops (including chemist and post office), doctor's surgery, bus route and station all within easy walking distance.
Protected trees?	No
Public Rights of Way?	No
Currently used for sport or recreation?	No
Access rights over land?	Yes None of the above, however there is an agreed access by United Utilities to the pump house which



	can be easily maintained due to the low housing density proposed.
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 hoped that there will be renewable energy elements in the construction and that insulation values within the construction will be higher than the minimum Building Regulation standard. The proximity of all basic shops within Flookburgh and the good public transport system serving Flookburgh and the area, could ease the requirement for a car.
Social/ environmental/ economic benefits?	The provision of affordable housing will create starter homes which will lower the general demographic age of this area and allow for the influx of adults of working age.

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



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?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	<p>The proposed site provides a logical extension to the housing from Fieldhead and works well in conjunction with other proposed adjoining sites.</p> <p>There are local companies that provide employment opportunities and there is a good transport infrastructure to other areas.</p> <p>The local amenities are more than adequate to accommodate the additional housing and the school is accessible by foot without using main roads.</p>



Land off Grange Fell Road 2, Grange-over-Sands (2021-CfS-10)

Site Information

Question	Submitted Information
Site Name	Land off Grange Fell Road 2
Settlement/Locality	Grange-over-Sands
Call for Sites Ref	2021-CfS-10
Site Area (ha)	0.42
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.42
Easting and Northing	339863,477917
Current Land Use and Character	Agriculture
Known previous uses on the site	Agriculture
Character and land uses of surrounding area	The site is bordering grange fell road with houses on its southern boundary.
Relevant planning history on site	

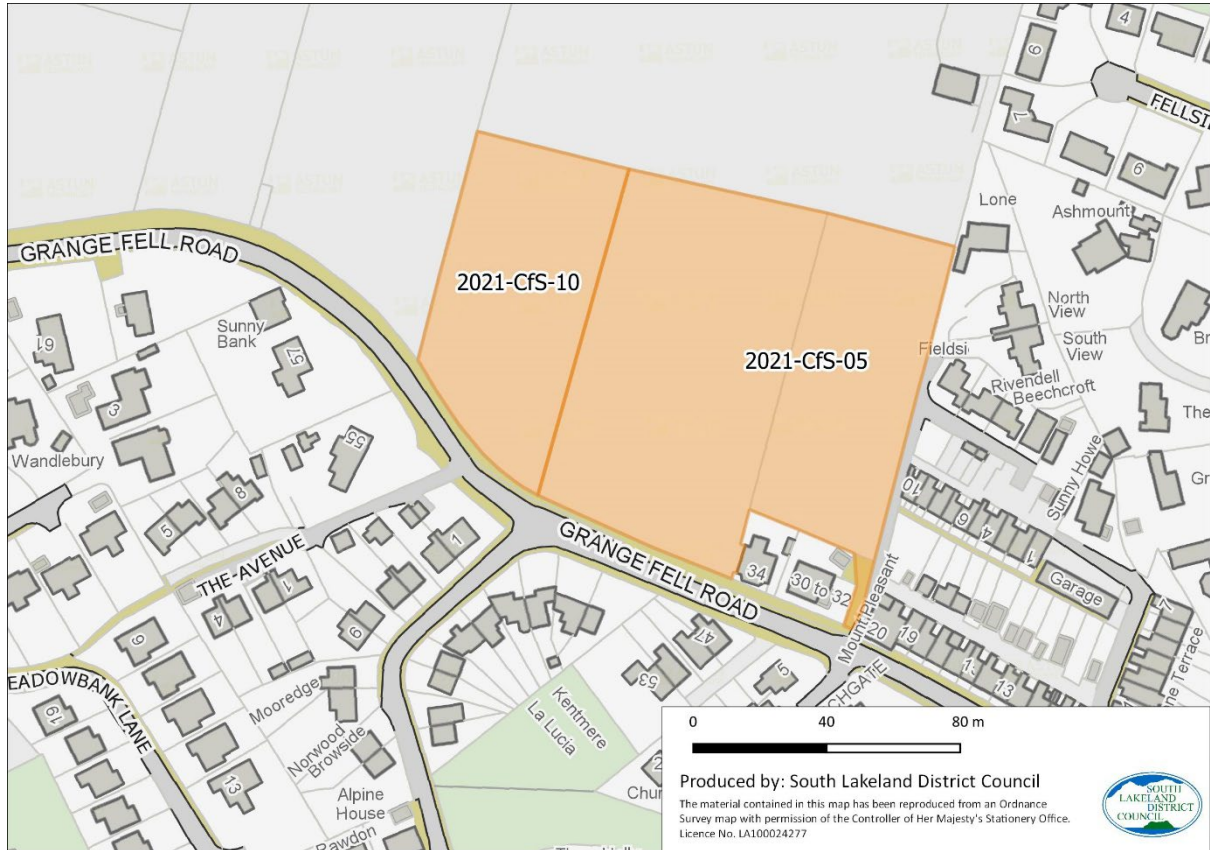


Figure 31: Land off Grange Fell Road 2

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	Up to 18 residential units applying the SHLAA average net density of 43 dwellings per hectare for sites 0.4 to 2 hectares in size.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	The site has access onto grange fell road through the landowners adjoining field.
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	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?	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 is in a residential area with dwellings along its southern boundary.
Good access to services and facilities by sustainable travel?	A good range of facilities There is a bus stop less than 100m opposite the site and the primary school is just a few hundred metres away. The main shops, cafes and amenities of grange over sands are all within easy walking distance. Hampsfell is a couple of hundred metres to the north and is open space suitable for countryside walks
Protected trees?	Don't know There is a tree in the north east corner of 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?	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 very close to local shops and transport links. A bus stop within 100m of the site and the railway station is less than a mile from the site.
Social/ environmental/ economic benefits?	A contribution towards meeting the housing needs of the District and particularly the need for new homes in Grange over Sands, a sustainable location for growth. 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.

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



Question	Submitted Information
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?	6 - 10 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes

Additional Comments

Question	Submitted Information
Additional comments?	Not Answered



Land North of Cartmel, Cartmel (2021-CfS-23)

Site Information

Question	Submitted Information
Site Name	Land North of Cartmel
Settlement/Locality	Cartmel
Call for Sites Ref	2021-CfS-23
Site Area (ha)	0.50
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	0.50
Easting and Northing	337766,479343
Current Land Use and Character	Agricultural
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Agricultural
Relevant planning history on site	

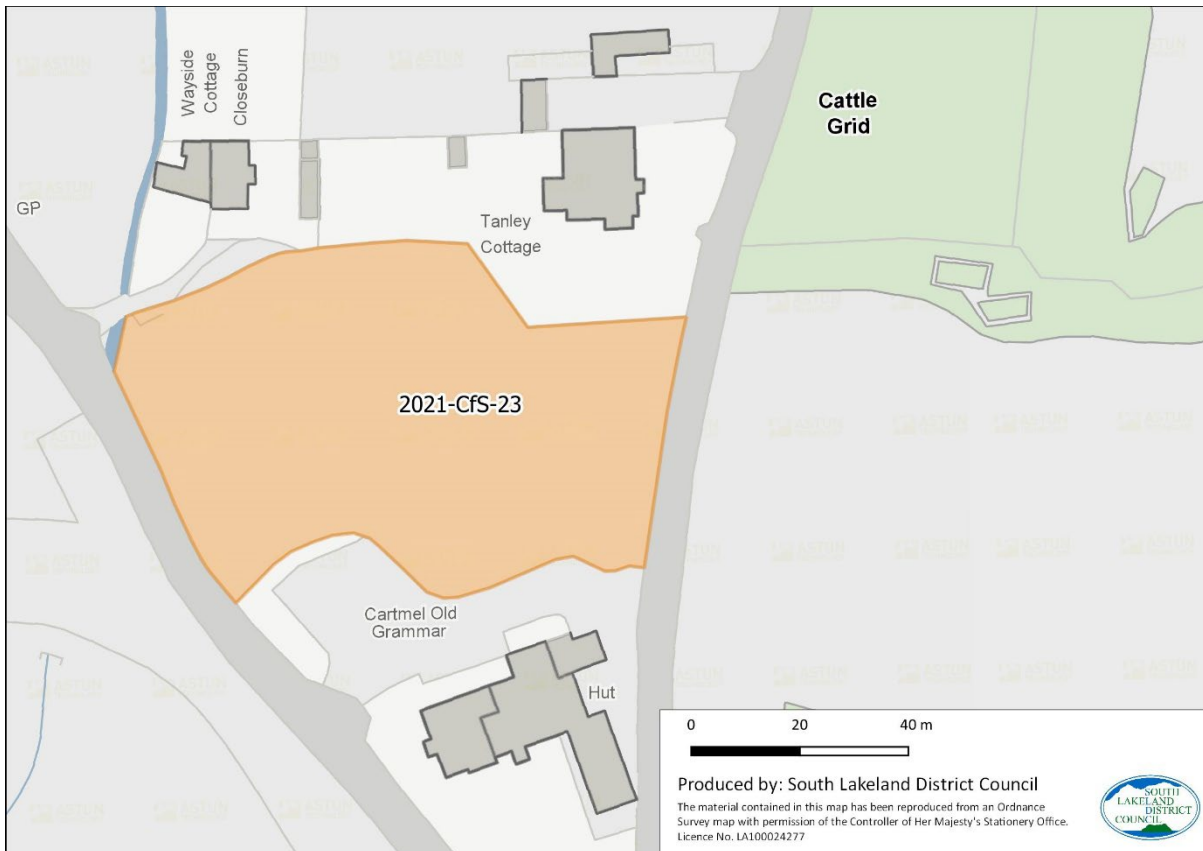


Figure 32: Land North of Cartmel

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	5 residential houses or units, especially for older persons, childrens nursery or business units for storage etc. Above alongside of houses.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	
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	No
Electrical Supply	Yes
Gas Supply	No
Landline Telephone	No
Superfast Fibre Broadband	Yes
Existing Landscape Features?	No
Flood Zone?	Don't know Dont think any
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 5 minutes from village on 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?	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. In particular ground source heating.
Social/ environmental/ economic benefits?	Would provide housing in a largely unaffordable area, and would be an infill site near all facilities of Cartmel and Grange.

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 The owner is of an age requiring the development now.
Constraints affecting development?	No Should be no constraints
Viability concerns?	No



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

Additional Comments

Question	Submitted Information
Additional comments?	<p>I feel this is an 'infill' site and would not adversely impact on the environment. It is within easy shot walking to Cartmel village. It would be well suited for elderly residents.</p> <p>It is within easy distance to secondary school at Cartmel.</p> <p>Also families would help to keep the village alive for future generations.</p>

Area of Search – Land south of Rosthwaite 2, Cark (2021-CfS-40)

Site Information

Question	Submitted Information
Site Name	Area of Search – Land south of Rosthwaite
Settlement/Locality	Cark
Call for Sites Ref	2021-CfS-40
Site Area (ha)	11.8
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	6
Easting and Northing	336695, 476447
Current Land Use and Character	The Site includes six arable fields utilised for animal grazing. The Site is bound by Rosthwaite to the north, Green Lane to the east, the railway line and light industrial units to the south and the River Eea to the west.
Known previous uses on the site	No previous use.
Character and land uses of surrounding area	The village of Cark is located to the west of the Site and the village of Flookburgh to the south. Both include residential development with some commercial and community uses. Cark and Cartmel Train Station is located beyond the light industry units to the south. The land to the east comprises open fields.
Relevant planning history on site	There is no relevant planning history for the Site.

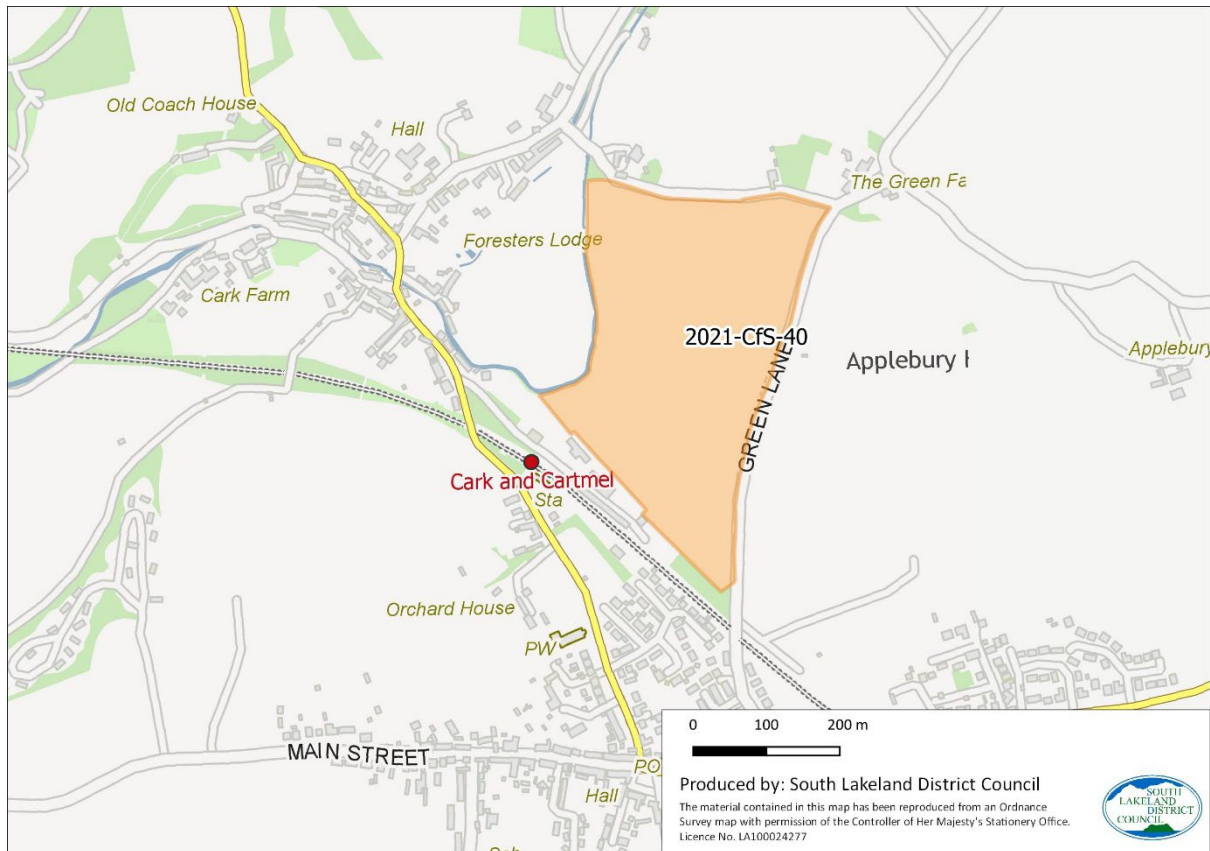


Figure 33: Area of Search – Land south of Rosthwaite 2, Carke

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	We have identified the Area of Search has a potential area of search for housing. We estimate that circa. 6ha of the site could be developable. Up to 150 residential units could be provided 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?	Via Green Lane or Rosthwaite

Steeply Sloping?	The land gently slopes up from the south towards Rosthwaite but not at a gradient that would restrict development.
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 be readily provided Could be readily provided Could be readily provided Could be readily provided Could be readily provided Could be readily provided
Existing Landscape Features?	Native hedgerows and clusters of trees within and around the perimeter of the Site. These could be incorporated or replaced as part of any future development.
Flood Zone?	As shown on the Environment Agency flood zone map, 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, as set out above, there is 6ha of land within the Area of Search that falls within Flood Zone 1 and would be suitable for development.
Surface Water Flood Risk?	The eastern part of the Area of Search is at a very low risk from surface water flooding based on Environment Agency mapping. However, the western and southern parts of the Site, bounding the River Eea, are identified as being medium-high risk.
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	Morecambe Bay Ramsar/SAC/No ✓ SSSI – 1.1km to the west.
Potential for Protected Species?	The trees, hedgerow, dry stone walls and river provide potential ecological habitats within and

	<p>around the perimeter of the Area of Search. However, it is otherwise comprises open grassland which is unlikely to be sensitive from an ecological perspective because it is grazed by animals.</p>
Well related to existing settlement?	<p>The Area of Search is close to Flookburgh and Cark and residents would benefit from proximity to these two settlements.</p>
Good access to services and facilities by sustainable travel?	<p>Flookburgh and Cark together are identified as a Local Service Centre and both benefit from a range of local amenities.</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 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 • Children's playground <p>Car repair garages on Moor Lane</p>
Protected trees?	<p>There is a strip of tree cover along the edge of the River Eea. There are also trees within the Area of Search. 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>The nearest designated heritage asset is 150m to the north west of the Area of Search, 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 within the Area of Search could be delivered outside the areas at greatest risk of flooding within the western part of the Site. As such, there is unlikely to be an impact on the setting of this asset given the distance and intervening features.</p>
Scheduled monuments on/near site?	'Peter Hill' a designated scheduled monument sits within the Area of Search. The Site is of a size that sensitive development could occur within the eastern part of the Site without harming its setting.
Potential for land use conflicts?	No

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	Subject to the Area of Search 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.

Question	Submitted Information
	<ul style="list-style-type: none"> • 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>Environmental</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 Comments	No No No No No No No No No
Available?	Immediately
Site Progress?	Site is under option to a developer. The Area of Search is being promoted by Holker Estate with support from the housing arm of Brookhouse Group, Lancet Homes.



Question	Submitted Information
Timescale for Development?	6 – 10 years
Constraints affecting development?	No
Viability concerns?	None known at this stage. The Area of Search is perceived to be viable and deliverable.
Capable of meeting existing Local Plan policy requirements?	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?	Not Answered

2.3 Furness Peninsula

Land off Cross-a-Moor, Swarthmoor (2021-CfS-13)

Site Information

Question	Submitted Information
Site Name	Land off Cross-a-Moor
Settlement/Locality	Swarthmoor
Call for Sites Ref	2021-CfS-13
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	None
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. Pennington Lane forms the south-western boundary of the site.
Relevant planning history on site	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 Homes' control, such that it excluded the westernmost field and proposed access directly from the A590 Ulverston Road along the eastern edge. The application was withdrawn following the receipt of comments from Highways England (now known as National Highways (NH)) which identified that, inter alia, the A590 – which forms part of the strategic road network for which NH is responsible – is somewhat constrained, and that a major improvement to the A590/Cross-a-Moor Lane/Main Road staggered junction is required to unlock additional capacity. This improvement is now

Question	Submitted Information
	<p>being implemented and the matter is discussed further below.</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 Pennington Lane (reference: SL/2017/0681). This development will be accessed off Pennington Lane and, as required by a condition on the permission, will provide a highway link to the wider allocation within Story Homes' control.</p>

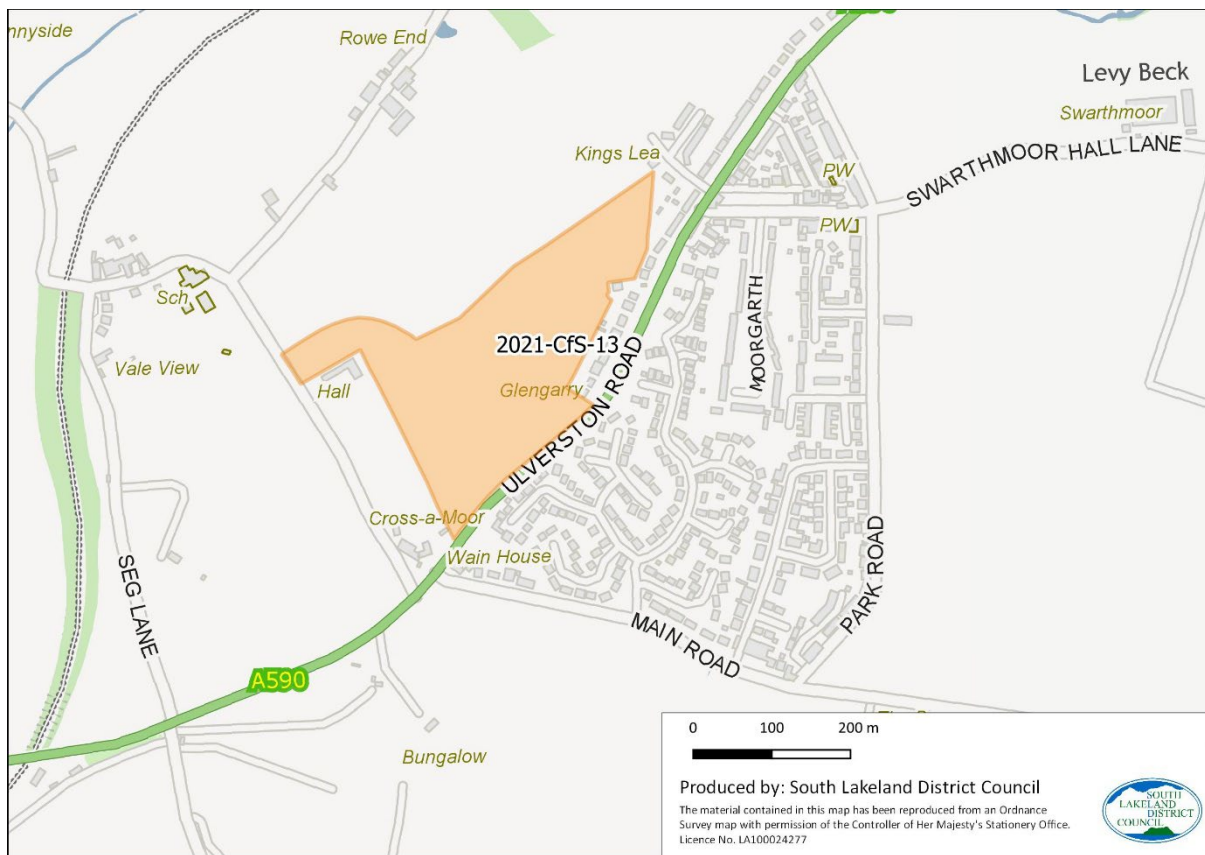


Figure 34: Land off Cross-a-Moor

Proposed Use

Question	Submitted Information
Proposed Use	Residential

Question	Submitted Information
<p>Additional information on proposed development</p>	<p>See submitted Development Framework Plan.</p> <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> <p>Story Homes have undertaken pre-application discussions with SLDC, NH and Cumbria County Council regarding the acceptability of a secondary access onto Pennington Lane to the north of Pennington Memorial Hall. This proposed access is shown on the submitted Development Framework Plan and provides an opportunity to improve this gateway into Swarthmoor by landscaping the northern side of the access road.</p>

Site Suitability, Constraints and Impacts

Question	Submitted Information
<p>Safe Highways Access?</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. This remains the case, and the highways improvements being undertaken by NH 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> <p>Story Homes have undertaken pre-application discussions with SLDC, NH and Cumbria County Council regarding the acceptability of a secondary access onto Pennington Lane to the north of Pennington Memorial Hall. This proposed access is shown on the submitted Development Framework</p>

	Plan and provides an opportunity to improve this gateway into Swarthmoor by landscaping the northern side of the access road.
Steeply Sloping?	No The site has a relatively flat topography and therefore no topographical or stability challenges.
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 Please refer to the accompanying Development Framework Plan. The site has a number of hedgerows and dry-stone walls marking field boundaries. 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 undertaken to accompany any future planning application on the site.
Surface Water Flood Risk?	No A full flood risk assessment will be undertaken to accompany any future planning application on the site.
Risk of Pollution, Contamination or Hazards?	No A full site investigation will be undertaken to accompany any future planning application on the site.

Nature and Geological Sites?	No The site is not covered by any ecological designation or adjacent to any.
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 site's planning history, it is considered that there are no overriding ecological reasons to preclude dev
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 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 A590 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 A590 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 southern 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?	<p>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 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 Centre, 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 potential to include sustainability features within the development.</p>

Question	Submitted Information
	<p>Story Homes would like to emphasise the benefits that new development can bring to addressing climate change. New housing development is capable of contributing through a combination of sustainable construction which reduces demand for energy but also renewable energy generation on site. Story Homes already meets the proposed enhancement to Part L Building Regulations which seeks to reduce carbon emissions by a further 31% compared to current levels through an uplift to building standards. Story Homes also provide EV charging points and cycle storage as standard for all new homes. They are also exploring ways to accommodate Future Homes standards and remove gas-powered boilers.</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. 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 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 - 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.
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other Comments	No No No No No No No No
Available?	Immediately
Site Progress?	Site is under option to a developer The majority of the site is under option by Story Homes. The entire site is owned by willing landowners. This is made clear by the planning history and its promotion by Story Homes.
Timescale for Development?	Within 5 years Highway improvement works are being undertaken and will be complete within the next 9-12 months. As such, it is considered that the Site will be available for development in the short-term with a realistic prospect of delivery within 5 years.
Constraints affecting development?	No The Highways constraints identified are being resolved by National Highways and are expected to be completed in the next 9-12 months. As such, it is considered that the Site will be available for development in the short-term with a realistic prospect of delivery within 5 years.
Viability concerns?	No



Question	Submitted Information
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> <p>Please refer to the Development Framework Plan and Section 5 of the Comprehensive Representation prepared by Pinnacle Planning on behalf of Story Homes.</p>



Land off Urswick Road, Mascalles (2021-CfS-22)

Site Information

Question	Submitted Information
Site Name	Land off Urswick Road
Settlement/Locality	Mascalles
Call for Sites Ref	2021-CfS-22
Site Area (ha)	3.50
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	0.87
Easting and Northing	325347,474789
Current Land Use and Character	Agricultural
Known previous uses on the site	
Character and land uses of surrounding area	Residential dwellings, holiday lodge park and caravan storage site, agricultural grazing land.
Relevant planning history on site	



Figure 35: Land off Urswick Road

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	The site is located in a settlement called Mascalles near Little Urswick and Lindal in Furness. Mascalles comprises of 9 existing dwelling Bungalows and also nearby a caravan holiday lodge park. It is foreseen that the site would consist of a minimum of 5 bungalows with garages and gardens set in an arrangement the council would prefer.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Regarding access, the site location is in a good position and due to the road layout the appropriate

	visibility splays can easily be achieved and exceeded.
Steeply Sloping?	No The hamlet of Mascalles has some history of mining workings therefore surveys would be carried out as necessary to negotiate/avoid if any arise.
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 Unsure Could readily be provided Unsure Could readily be provided Could readily be provided
Existing Landscape Features?	Yes There is an existing hedgerow which would need to be partially removed to create access, however we would plant more hedge row and trees in the domestic grounds and boundaries to replace what is removed.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No The site is located at the top of a hill and therefore no surface water collects.
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 in the settlement known as Mascalles, Little Urswick. There is 9 existing bungalows in the

	settlement, and the site is located between existing bungalows and a caravan storage and holiday park.
Good access to services and facilities by sustainable travel?	A good range of facilities Little Urswick and Lindal in Furness has a bus route, primary schools, play park with open spaces, and 3 public houses.
Protected trees?	No
Public Rights of Way?	Yes There is a public footpath which runs through the site, this will remain however can be re-routed slightly around the dwellings as seen fit by the council.
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 new dwellings will have air source heat pumps and PV solar panels and will have MVHR with a highly air tight building shell. Also the construction will include high levels of insulation. Electric car charge points will be installed.
Social/ environmental/ economic benefits?	The area or Great/ Little Urswick and Mascalles is lacking high quality sustainable new builds to allow local families to stay in their local village. We see that a smaller development of 5 dwellings will not impact the area severely and also as they would be built by local tradesmen and architects, not a big developer the quality of the design and finish would enhance the surrounding 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
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

Additional Comments

Question	Submitted Information
Additional comments?	

Land at Dalegarth, Mascalles (2021-CfS-24)

Site Information

Question	Submitted Information
Site Name	Land at Dalegarth
Settlement/Locality	Mascalles
Call for Sites Ref	2021-CfS-24
Site Area (ha)	0.50
Is the site greenfield or brownfield?	Brownfield
Area suitable for development (ha)	0.50
Easting and Northing	325425,474893
Current Land Use and Character	The majority of the site is used for caravan storage with an agricultural building to the northern part of the site and surrounding yard areas.
Known previous uses on the site	The site was previously a power station; Lindal Moor Electric Power Station, serving local iron ore mines.
Character and land uses of surrounding area	To the south there is the residential property Dalegarth and 5 holiday caravans (timer lodges) to the east. There are other residential properties to the south.
Relevant planning history on site	The site has a certificate of lawfulness for caravan storage - accommodating up to 80 caravans. The adjacent site for the 5 holiday caravans was approved in January 2017.

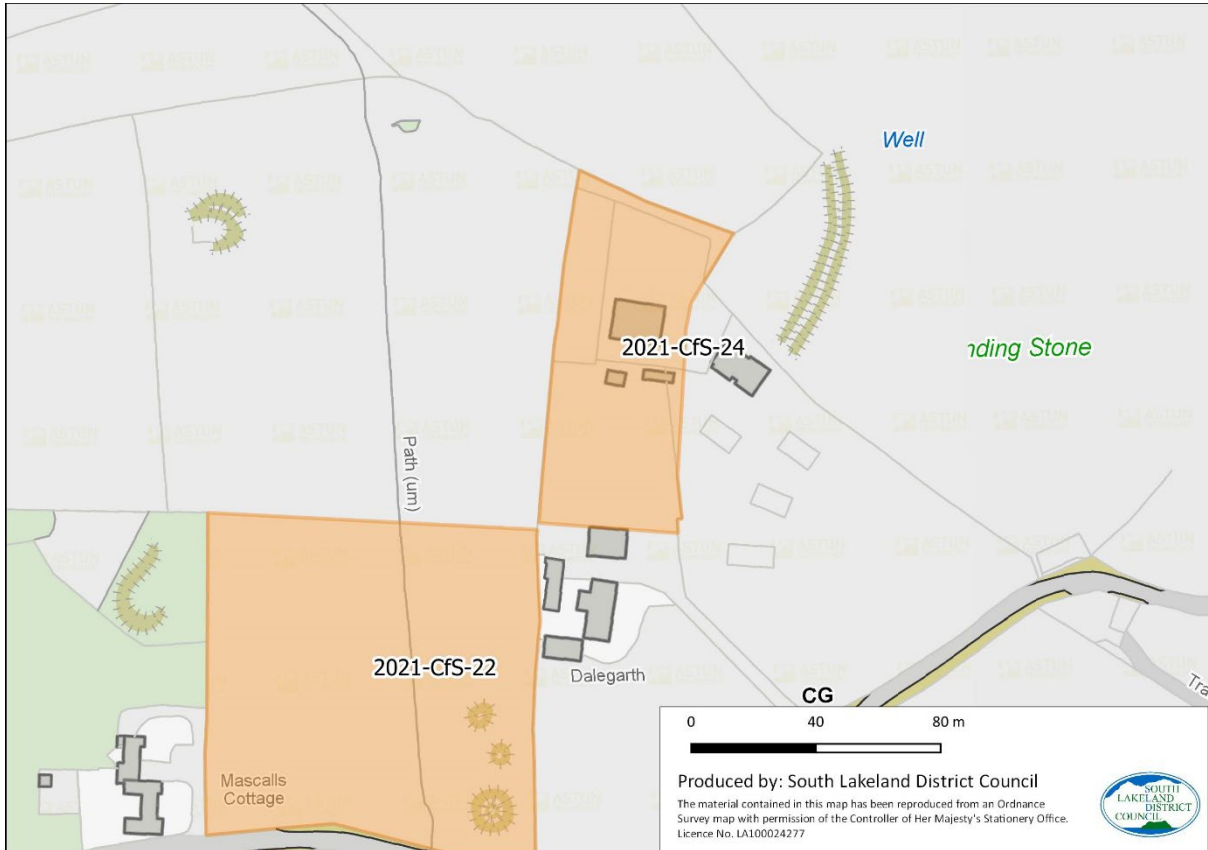


Figure 36: Land at Dalegarth

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	Market housing - 12 to 15 units

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Existing access off Middle Brow Lane
Steeply Sloping?	No Relatively level site
Known utilities or infrastructure on/under	No

site that would present a constraint?	
Access to the following?	
Mains Water	Yes
Mains Sewerage	No
Electrical Supply	Yes
Gas Supply	No
Landline Telephone	Yes
Superfast Fibre Broadband	No
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 There is a dwelling adjacent to the site and also holiday lodges. Nearby there are dwellings off Hock Lane and Stone Barrow Lane.
Good access to services and facilities by sustainable travel?	A limited range of facilities There is a school at Urswick
Protected trees?	No
Public Rights of Way?	No There is a public footpath (no 580032) along the western boundary of the site (within the control of the adjacent property).
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 Compatible with existing adjacent uses; i.e. residential and holiday lodges.

Benefits that site would deliver

Question	Submitted Information
How will site respond to climate emergency?	The development will meet and satisfy Building Regulations to minimise energy use and be a sustainable form of development for future generations. Electric charge points will be provided. The dwellings will provide home office accommodation to minimise travel to work which has become increasingly the case since the Covid pandemic.
Social/ environmental/ economic benefits?	Rural housing for local people - to ensure the can remain in the local area where they were brought up. High quality, energy efficient rural housing. Rural housing to ensure the rural economy can thrive and maintain the local school. Visually the development will be an improvement from the caravan storage.

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 The site is in the control of the owner, therefore no restrictions to achievability
Timescale for Development?	Within 5 years Immediately available
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes If so required the site could accommodate a proportion of local/affordable housing

Additional Comments

Question	Submitted Information
Additional comments?	



Land off A595, Kirkby-in-Furness (2021-CfS-25)

Site Information

Question	Submitted Information
Site Name	Land off A595
Settlement/Locality	Kirkby-in-Furness
Call for Sites Ref	2021-CfS-25
Site Area (ha)	3.75
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	3.75
Easting and Northing	322856,482111
Current Land Use and Character	Agricultural land - grassland
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Residential properties to the eastern boundary to the land adjacent to the A595. Agricultural buildings to the western boundary and residential properties at Sandside beyond.
Relevant planning history on site	Nil (current horticultural nursery application on the land immediately to the west; 2021/0492)

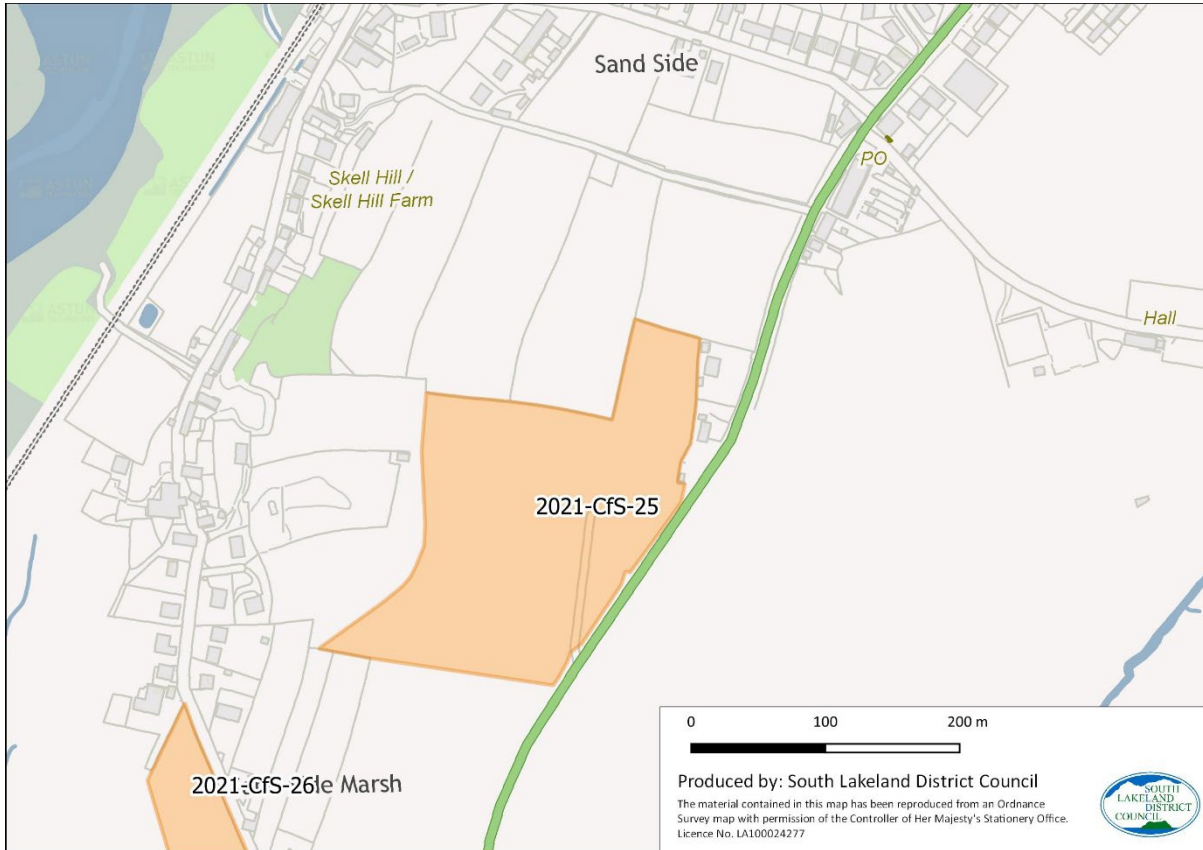


Figure 37: Land off A595, Kirkby-in-Furness

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	Market housing - 100 to 120 dwellings

Site Suitability, Constraints and Impacts

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

site that would present a constraint?	There are overhead power lines across the north-west corner of the site but it is understood these could be easily rerouted underground.
Access to the following?	
Mains Water	Could readily be provided
Mains Sewerage	Unsure
Electrical Supply	Yes
Gas Supply	No
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	No
Existing Landscape Features?	Yes Hedgerows and drystone walls
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 A preliminary Ecological Appraisal of the site was undertaken in Spring 2021.
Well related to existing settlement?	On the edge of an existing settlement Adjacent to Sandside, Kirkby-in-Furness
Good access to services and facilities by sustainable travel?	A good range of facilities The site is well located for accessing the services and facilities at Kirkby-in-Furness; schools, shops, pubs, health care services and recreation facilities. There are bus services locally and the train 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?	<p>The development will meet and satisfy Building Regulations to minimise energy use and be a sustainable form of development to future generations.</p> <p>Electric charge points will be provided. The dwellings will provide home office accommodation to minimise travel to work, which is becoming a normal aspect of working life since the Covid pandemic.</p>
Social/ environmental/ economic benefits?	<p>The site and the local area is rural, but there are extensive facilities at Kirkby-in-Furness. The site will provide housing for local people - to enable that they can continue to live where they were brought up.</p> <p>The dwellings will be modern and energy efficient .</p> <p>The housing development will compliment the local economy to ensure it can thrive - i.e. business for local shops and services.</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



Question	Submitted Information
Minerals Rights	No
Other	No
Comments	
Available?	Immediately
Site Progress?	No activity The site is immediately available for development.
Timescale for Development?	Within 5 years
Constraints affecting development?	No No constraints to affect the development of the site
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes As required the site would accommodate a proportion of local / affordable housing.

Additional Comments

Question	Submitted Information
Additional comments?	



Land at Sandside Marsh, Kirkby-in-Furness (2021-CfS-26)

Site Information

Question	Submitted Information
Site Name	Land at Sandside Marsh
Settlement/Locality	Kirkby-in-Furness
Call for Sites Ref	2021-CfS-26
Site Area (ha)	1.00
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	1.00
Easting and Northing	322572,481867
Current Land Use and Character	Agricultural - grassland
Known previous uses on the site	Agricultural
Character and land uses of surrounding area	Residential properties to the north and south and opposite (east) across the public highway.
Relevant planning history on site	Nil

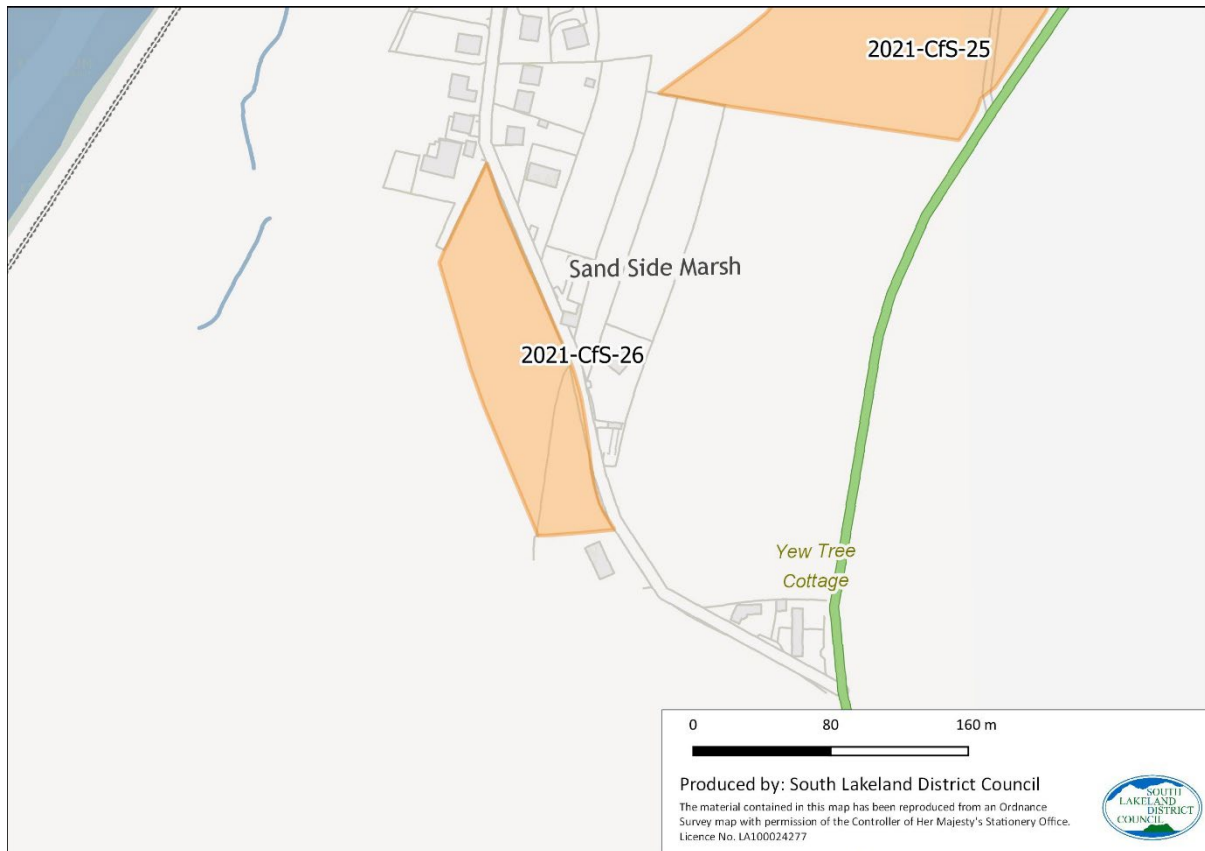


Figure 38: Land at Sandside Marsh

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	Market housing, although with an allocation of affordable & local housing will be provided. The site could accommodate up to 30 dwellings.

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	See plan re the two existing points of access for the site
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	Unsure
Electrical Supply	Could readily be provided
Gas Supply	No
Landline Telephone	Could readily be provided
Superfast Fibre Broadband	Could readily be provided
Existing Landscape Features?	Yes Hedgerows and drystone walls
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 is immediately south of Sandside, with other residential properties adjacent to the site.
Good access to services and facilities by sustainable travel?	A limited range of facilities The site is well located for accessing the services and facilities at Kirkby-in-Furness, i.e. shops, health services, schools, pubs and recreation facilities. There are bus services locally and the train station.
Protected trees?	No
Public Rights of Way?	Yes Footpath no. 539068 passes through the southern part of the site, which heads down to Soutergate.
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 meet and satisfy Building Regulations to minimise energy use and be a sustainable form of development for future generations.</p> <p>Electric car charge points will be provided. The dwellings will be designed to provide a 'home office' to enable home working and so minimise the need to travel to work, which has become an aspect of working-life since the Covid pandemic.</p>
Social/ environmental/ economic benefits?	<p>The site is in within a rural area, but it is close to the range of local services at Kirkby-in- Furness (as noted above).</p> <p>The site will provide housing for local people - providing an opportunity for the younger generations to continue to live where they were brought-up.</p> <p>The dwellings will be energy efficient. The dwellings will enhance the local housing stock and complement the local economy to enable it to thrive, i.e. business for the local shops and services.</p>

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 site immediately available
Timescale for Development?	Within 5 years
Constraints affecting development?	No
Viability concerns?	No
Capable of meeting existing Local Plan policy requirements?	Yes As noted above the site would provide a proportion of affordable and local housing

Additional Comments

Question	Submitted Information
Additional comments?	



Land East of Mid Town Farm, Little Urswick (2021-CfS-33)

Site Information

Question	Submitted Information
Site Name	Land East of Mid Town Farm
Settlement/Locality	Little Urswick
Call for Sites Ref	2021-CfS-33
Site Area (ha)	3.80
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	3.80
Easting and Northing	326560,473538
Current Land Use and Character	Agriculture
Known previous uses on the site	
Character and land uses of surrounding area	The site lies adjacent to Little Urswick. It adjoins Mid Town Farm, which is allocated for housing in the current Local Plan.
Relevant planning history on site	

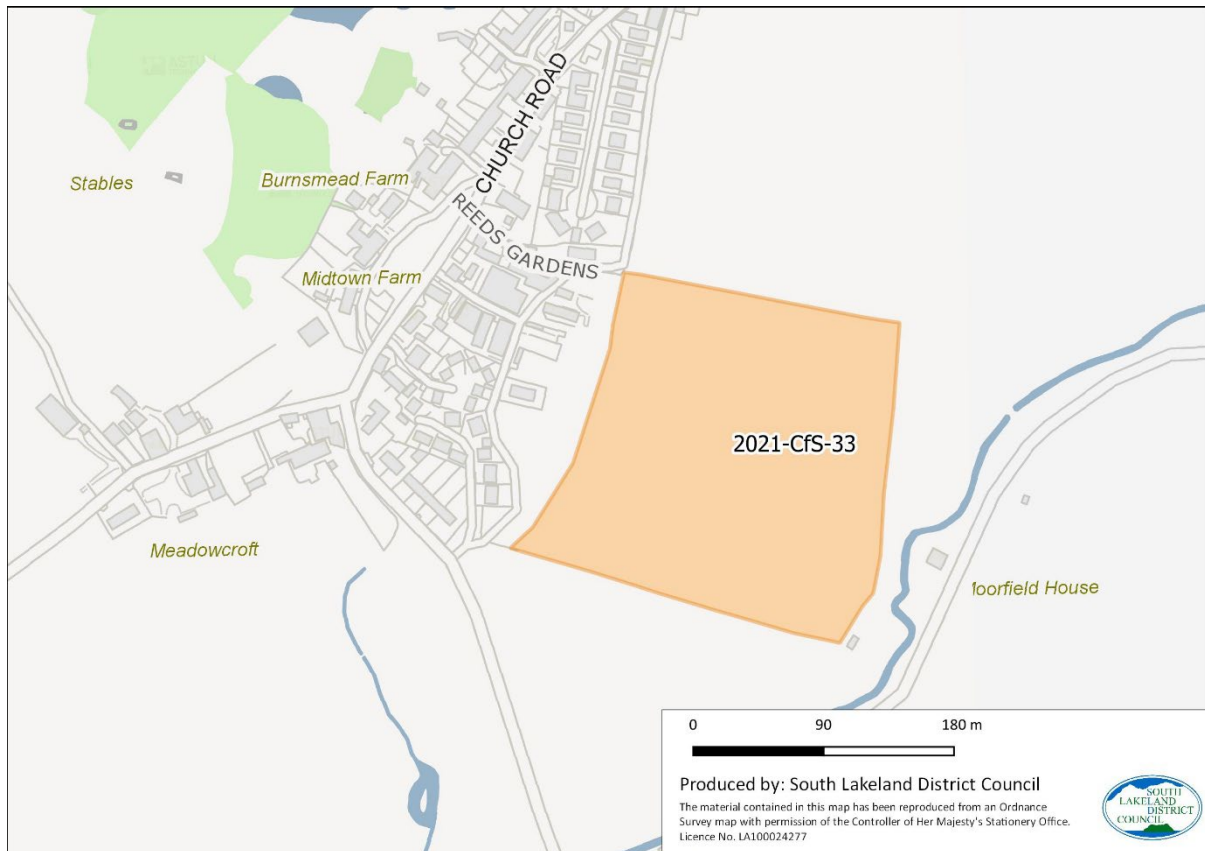


Figure 39: Land East of Mid Town Farm

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	Approx. 100 houses

Site Suitability, Constraints and Impacts

Question	Submitted Information
Safe Highways Access?	Access can be provided through the adjacent allocated site which the developer will be delivering – see site context plan (Ref: 3678-02)
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?	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?	Don't know Ecology survey work required to confirm. The majority of the site is unlikely to be suitable due to the current use for agriculture.
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 The settlement has good connections to facilities in Ulverston. Also, additional housing could improve viability of service provision in Little and Great Urswick.
Protected trees?	No
Public Rights of Way?	Yes
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?	All new houses will be built to high standards in terms of sustainability and energy efficiency. In addition, SuDS would be delivered as a part of any scheme.
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 - Our client has an option on the land. The land is understood to be in single ownership
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?	6 - 10 years
Constraints affecting development?	No



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

Additional Comments

Question	Submitted Information
Additional comments?	



Land to the east of the A595 and north of Burlington School, Kirkby-in-Furness (2021-CfS-39)

Site Information

Question	Submitted Information
Site Name	Land to the east of the A595 and north of Burlington School
Settlement/Locality	Kirkby-in-Furness
Call for Sites Ref	2021-CfS-39
Site Area (ha)	2.25
Is the site greenfield or brownfield?	Greenfield
Area suitable for development (ha)	2.25
Easting and Northing	323397, 482834
Current Land Use and Character	The Site includes part of an arable field and contained by native hedgerow to the north and south and a drystone wall along the A595 boundary. There is no defined eastern boundary.
Known previous uses on the site	No previous use.
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, train station and primary school.</p> <p>The Site is bound by agricultural fields to the north and east and A595 to the west. Holker Estate's development partner Lancet Homes are currently constructing 46 homes on land immediately to the south of the Site.</p> <p>There is a cluster 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.

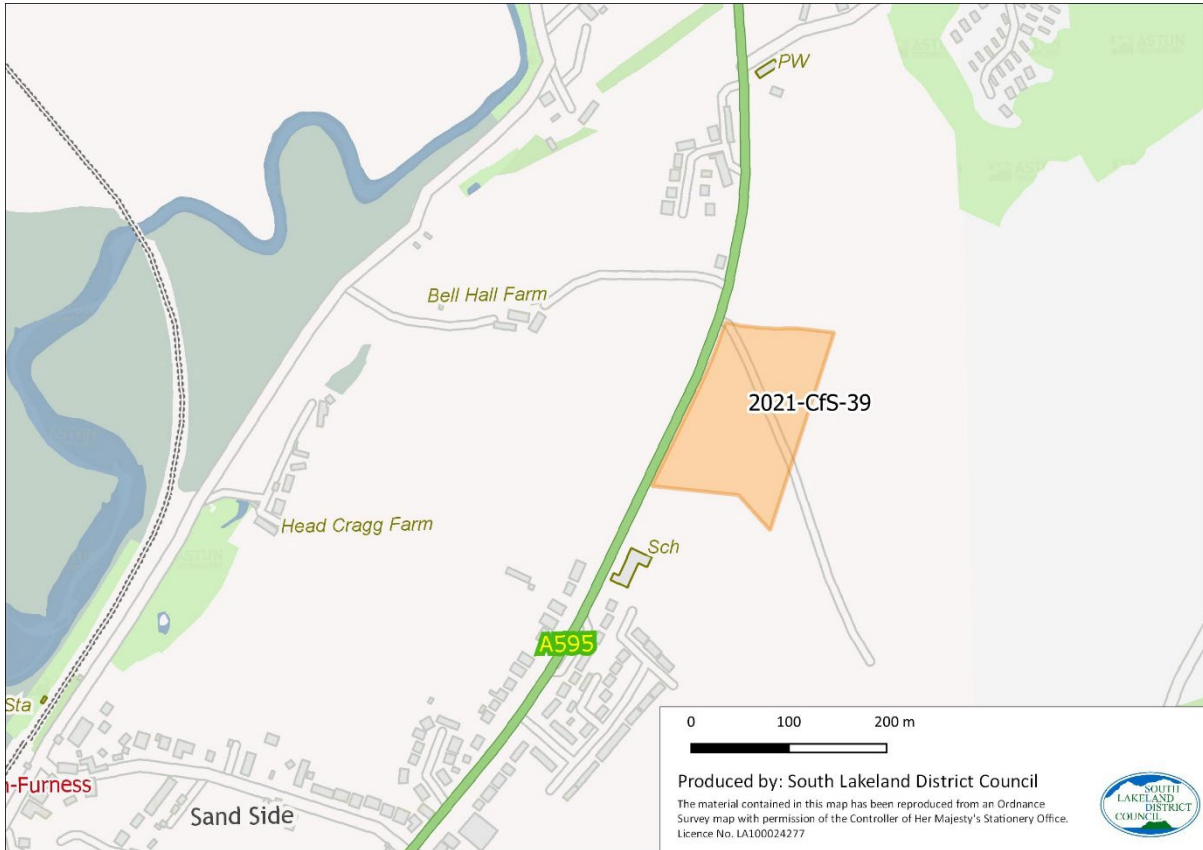


Figure 40: Land to the east of the A595 and north of Burlington School, Kirkby-in-Furness

Proposed Use

Question	Submitted Information
Proposed Use	Residential
Additional information on proposed development	Up to 56 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?	Access into the Site can be achieved via a new access from the A595 or along the southern boundary by extending the internal road to be

	provided by Holker Estate's development partner Lancet Homes on land to the south of the Site.
Steeply Sloping?	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?	There is a pylon that cuts across the south east corner of the Site. However, Holker Estate are currently engaged in seeking to re-route this underground. 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 be easily provided Could be easily provided Could be easily provided Could be easily provided Could be easily provided Could be easily provided
Existing Landscape Features?	There is a native hedgerow along the northern and southern boundary of the Site. A small section would need to be removed if access into the Site was taken from the south. However, all other hedgerows could be incorporated into any future development and replacement hedgerows provided along the eastern boundary to mitigate this loss.
Flood Zone?	Flood Zone 1
Surface Water Flood Risk?	No
Risk of Pollution, Contamination or Hazards?	No
Nature and Geological Sites?	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. Kirkby Moor SSSI – 800m to the east. There are no local natural reserves or county wildlife sites close to the Site.

Potential for Protected Species?	The hedgerow provides a potential ecological habitat around the perimeter of the Site. However, this feature could be incorporated or replaced as part any future development and the field itself is unlikely to be sensitive from an ecological perspective because it is grazed by animals.
Well related to existing settlement?	The land to the south is currently under construction for housing and once developed this Site would form a logical extension to the east of the existing settlement.
Good access to services and facilities by sustainable travel?	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: <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
Protected trees?	There are no trees within or around the perimeter of the Site.
Public Rights of Way?	A public footpath runs through the Site and along the northern boundary. 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
<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 Kirkby-in-Furness, a sustainable location for growth. • Supporting the vibrancy and vitality of local amenities and facilities in Kirkby-in-Furness. <p>Economy</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. • Provide attractive new areas of public open space. • Improvements to the pedestrian route through the Site.

Site Availability and Achievability

Question	Submitted Information
<p>Nature of Interest in Site</p>	<p>Sole owner of the whole site.</p>

Question	Submitted Information
Affected by: Multiple Ownership Third Party Land Ransom Strip Restrictive Covenants Current use relocation Tenancy Issues Minerals Rights Other Comments	No No No No No No No No
Available?	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?	The Site is being promoted by Holker Estate with support from the housing arm of Brookhouse Group, Lancet Homes.
Timescale for Development?	6 – 10 years.
Constraints affecting development?	No
Viability concerns?	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?	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?	Not Answered

3 Version Control

Version	Changes made
Version 1 May 2022	n/a
Version 2 August 2022	<p>Two new sites added:</p> <ul style="list-style-type: none"> - Land to the east of the A595 and north of Burlington School, Kirkby-in-Furness (2021-CfS-39) - Area of Search - Land south of Rosthwaite 2, Cark (2021-CfS-40). <p>These sites were promoted in Holker Estate’s Issues and Options reponse in summer 2021 but Call for Sites forms were not submitted at the time.</p> <p>These sites replace the following sites previously promoted through the 2020 Call for Sites with new boundaries:</p> <ul style="list-style-type: none"> - Land south of Rosthwaite, Cark (2020-CfS-89) - Land to the north east of the A595, Kirkby-in-Furness (2020-CfS-83)