

**South Lakeland Kendal Canal Head Area Action Plan Preferred Options  
Report  
Initial Summary of Key Issues Raised during Consultation**

Consultation on the Kendal Canal Head Preferred Options Report closed on the 30<sup>th</sup> May 2008. A total of 72 responses were received. The majority of these were from individuals. We received a number of responses from residents living within the AAP boundary and from the streets in the immediate areas. Representations were also received from a number of local businesses and local interested groups. In addition, comments were also provided by a number of statutory and non-statutory stakeholders. The key issues to emerge from consultation feedback can be summarised as follows:

**Housing**

- Further consider the proportion of housing types (i.e apartments / houses) to ensure the proportions of each type are supported by the housing market assessments.
- Confirm the proportionate split of affordable / local occupancy / open market housing. The current proposal is for a 30% provision of affordable housing.
- Further consider the proportion of housing types within the affordable provision. The current proposal is for 60% apartments, 30% houses.

**Retail and Leisure**

- Further consider the proportion of floorspace to be provided for retail and leisure use, to ensure that new development does not undermine the vitality of the town centre.
- Appraise proposals for a large format retail use at Canal Head. Consider the proposal in respect of how it will contribute to meeting the objectives of the AAP and its fit with Core Strategy options for town centre and retail.

**Employment**

- Further consider the proposal to focus on the employment option for the Parkside Road / Change Bridge site.
- Strengthen the opportunities to develop Canal Head as a location for knowledge based industries, as proposed by the NWDA.
- Further consider how the values can be generated through the redevelopment of Canal Head will enable the relocation of existing businesses within the town.

## **Funding and Delivery**

- Recognise that the viability of funding canal restoration is one of the main risks to developing a robust and deliverable AAP.
- Reconsider costs and funding models, to provide options for the extent of canal restoration.
- Further develop an option that will deliver the regeneration of the Canal Head area without reliance on connections to the navigable canal network.
- Further develop proposals on how future options for canal restoration will not be compromised by regeneration of the Canal Head area.
- Develop flexible proposals for delivery structures that are capable of implementing the AAP.

## **Environment**

- Further consider the justification for retention or removal of existing buildings, with reference to comments made by English Heritage and local amenity societies.
- Further consider the appropriateness of building design in relation to the Conservation Area designation and its enhancement.
- Confirm the reasoning for providing the canal water space as proposed.

## **Transport and Access**

- Together with the Core Strategy, undertake a Kendal transport assessment to ascertain transport impacts of proposed developments and identify mitigating measures.
- Recalculate the traffic and junction capacity work, in light of any changes to floor spaces and uses proposed by the AAP.
- Assess the suitability of proposed access routes to development plots, especially through residential areas.
- Strengthen the AAPs proposals for sustainable transport links, including pedestrian links to and from the town centre

## **Community**

- Consider how the potential loss of community areas, including statutory and non statutory allotments, can be minimised and replaced within redevelopment proposals

## **Leisure and Recreation**

- See comments in relation to allotments and canal waterspace (above)
- Confirm how the proposal may impact on the Scout building

## **Infrastructure and Constraints**

- Together with the Core Strategy, confirm the capacity of utilities to accommodate the levels of proposed development