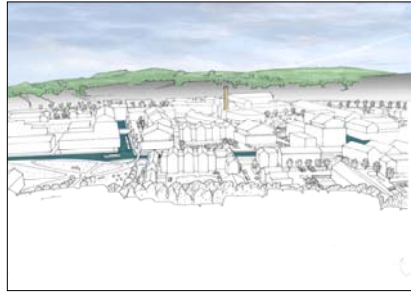




South Lakeland Local Development Framework Kendal Canal Head **Area Action Plan**

A SUMMARY OF THE PREFERRED OPTIONS REPORT

The Council's preferred approach to planning the Kendal Canal Head Redevelopment



MAKING PLANS

South Lakeland District Council (SLDC) is preparing an Area Action Plan (AAP) for the Canal Head area of Kendal. The AAP has been prepared in collaboration with British Waterways and the Project Delivery Group, which includes representatives from SLDC, Cumbria County Council, Cumbria Vision and others.

The Kendal Canal Head AAP will form part of the emerging Local Development Framework (LDF) for South Lakeland. As such, the AAP will be a formal Development Plan Document and will set out statutory planning policy for the area.

The comprehensive restoration of the Canal Head has the potential to bring about substantial economic and environmental improvement to Kendal. Overall, this AAP represents a significant opportunity to deliver sustainable economic growth and environmental enhancement at Canal Head and across Kendal through linkages to the Town Centre, K Village and the Cultural Quarter.

In preparing the AAP, a Preferred Options Report has been prepared. We are seeking your views on this report to inform the AAP itself.

The Vision

The Preferred Vision has been developed following consultation on the draft vision and proposals in the Issues and Options Report. The Preferred Options described in this report have been developed on the basis of this overall strategic Vision for Kendal Canal Head.



The Preferred Vision for Canal Head is:

A vibrant destination unique to Kendal. A fusion of business, residential, specialist retail, food and drink and leisure and recreational uses, at the heart of which is the historic terminus of the Northern Reaches of the Lancaster Canal. A well integrated part of Kendal where heritage embraces sustainable development, contributing significantly to the future development of the Town.

Do you support this vision?

The Spatial Strategy

The overall aim of the Spatial Strategy is to encourage an appropriate mix of uses across Canal Head in order to transform it into a vibrant quarter of Kendal, creating a Canal Quarter which is integral to the existing built form and character of the town.

There will be a range of uses that form the destination at the end of the former canal route. These include a hotel, public house/food and drink uses, specialist retail, interpretation facilities and landscaped outdoor areas for festivals, performance and meeting.

The Canal Head area provides a key opportunity within Kendal to contribute towards the town's need for housing and employment. A range of housing types, including some affordable housing is proposed, alongside premises for new and existing businesses.

The creation of a Canal Quarter is dependent on the restoration of the Lancaster Canal. However, given there is a risk that some or all of the canal may not be restored, consideration has been given to the type of development that may come forward without the canal but still achieve many of the AAP's objectives.

These proposals are illustrated in what is referred to as the **Preferred Option Base Scenario**. As this is a Preferred Options Report, five variations to the 'Preferred Option Base Scenario' have been considered. These variations particularly relate to the option to allow partial or total redevelopment of the allotments in Fletcher Square, and the composition and scale of employment land provided in the Change Bridge character area. .

Variation 1 – As Preferred Option Base Scenario, except instead of accommodating an element of employment land, the Change Bridge character area would consist of 100% residential properties.

Variation 2 – As Preferred Option Base Scenario, except instead of accommodating residential uses, the Change Bridge character area would be developed for 100% employment uses forming a canalside business park.

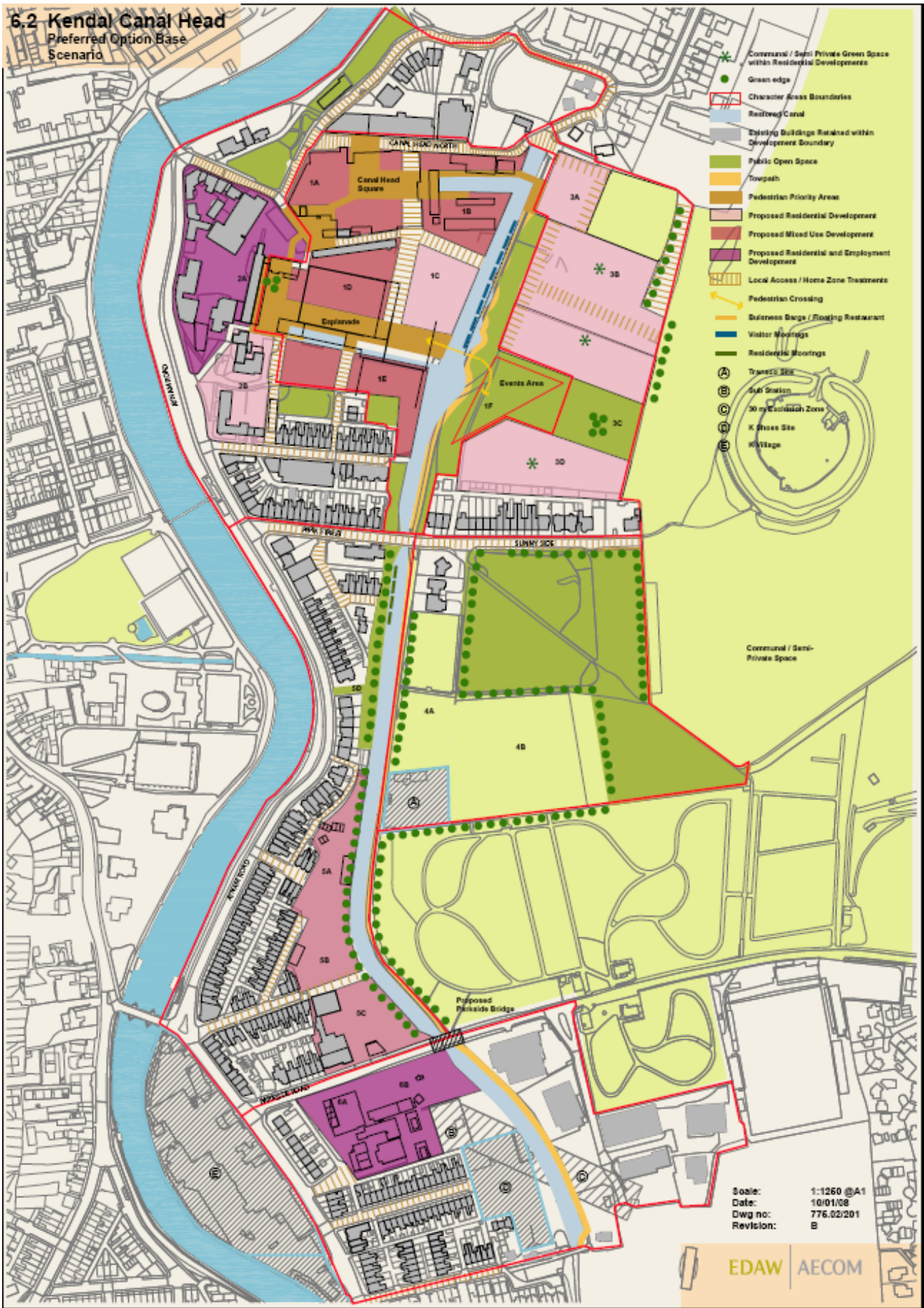
Variation 3 – As Preferred Option Base Scenario, but with partial development of the Fletcher Square allotments. This would however preserve around 1.02ha of the allotments.

Variation 4 - As Preferred Option Base Scenario, but with the total development of the Fletcher Square allotments. This would result in the loss of all of the allotments.

As well as the four main spatial Variations, a model has been developed that changes the property mix within the affordable dwellings, based upon the Preferred Option Base Scenario.

Variation 5 - As Preferred Option Base Scenario, but with a different mix of property types within the affordable housing. Under this variation, 60% of affordable dwellings would be houses and 40% flats, compared to a 70/30% split in the other variations.

What do you think of the Preferred Options Base Scenario and the Variations?



SUSTAINABILITY APPRAISAL

A Sustainability Appraisal Report incorporating a Strategic Environmental Assessment accompanies the Area Action Plan report. This process is a key part of ensuring that the LDF achieves sustainable development

WHAT NEXT?

The full preferred options report and associated documents can be viewed and downloaded from the Council's website. It can also be inspected at South Lakeland House, Kendal; Ulverston Town Hall, and libraries at Kendal, Ulverston, Arnside, Grange over Sands, Kirkby Lonsdale and Milnthorpe during normal opening hours. This is your opportunity to influence decisions on the future of Canal Head. Your views are important to ensure the success of the Plan.

The Council is consulting on the preferred options paper until **30th May**. It is important that you make your response by then for it to be fully considered in taking the plan forward. The response to the consultation will help shape the Kendal Canal Head Area Action Plan. The final AAP will be submitted to the Government for examination. The examination will concentrate on the "soundness" of the Plan rather than individual objections. It is therefore important to consider the tests of soundness – as set out in the glossary – in formulating your comments.

CONTACT US

- use the on-line response facility at www.southlakeland.gov.uk/ldf/consultation/login.aspx
- email your completed comment forms to South Lakeland District Council Development Plans Team at developmentplans@southlakeland.gov.uk
- send the paper comment form or write a letter to :
Development Plans Manager
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
LA9 4DL
- for enquiries telephone the Development Plans Team on 01539 717490
- visit our website for comment forms or more information
www.southlakeland.gov.uk/ldf

DROP-IN OPEN CONSULTATION DAYS with planning officers present

- Kendal Town Hall, Wednesday 7th May: 10am to 7pm
- Westmorland Shopping Centre, Wednesday 14th May: 10am - 5pm

PUBLIC EXHIBITIONS Monday to Friday, during normal opening hours – officers not present:

- South Lakeland House, Kendal – 18 April to 9May
- Westmorland Shopping Centre, Kendal – 10 May to 16May
- South Lakeland House, Kendal – 19 May to 30 May