

**RESPONSE TO SOUTH LAKELAND DISTRICT COUNCIL'S
COMMENTS ON THE IMPLICATIONS OF RECENT
GOVERNMENT ANNOUNCEMENTS**

STORY GROUP

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Comments are made on South Lakeland District Council's response to recent Government announcements document dated June 2010 using the document's paragraph numbers.

Regional Spatial Strategy

11. Previous submissions regarding the inappropriateness of local occupancy requirements outside of an affordable housing context remain, but it is agreed that reference to the RSS should be deleted from CS6.3.

13. Given the exclusion of private residential gardens from the PPS3 definition of previously developed land, the 28% PDL target needs to be revised downwards. If one effectively reduces the amount of previously developed land by amending the definition, inevitably less housing can be provided from such a source and the percentage target should be amended accordingly.

Deletion of the national indicative minimum density of 30 dwellings per hectare from PPS3

19. It is agreed that the intention of the revision to PPS3 is to allow local planning authorities to now set out a range of densities across their plan areas, rather than be required to apply one broad density range.

The planning authority consider it appropriate to continue with a minimum target of 30 dwellings per ha and higher densities in specified locations.

The Secretary of State, in removing the national target, was particularly concerned about the effect on the ability to deliver family housing. With this in mind it is of concern that the planning authority have not responded to this concern and continue to seek higher densities both "*in or adjoining Kendal, Ulverston, Grange, Milnthorpe and Kirby Lonsdale centres*" and thereby limit the ability of developers to deliver family housing.

This is not an appropriate response to the need for more family accommodation which will be particularly suited to new developments on the edge of the above named settlements.

The elderly appear to be particularly underprovided for, despite an ageing population. It would be appropriate to encourage the provision of bungalows to meet the needs of this part of the community, which may in turn encourage the freeing up of two storey family accommodation.

The planning authority do recognise that schemes below 30 dwellings per ha will be supported in certain circumstances, namely, where there is a proven need or where environmental constraints preclude higher densities but it is suggested that the policy be amended as follows:-

- remove the reference for higher densities in or adjoining the named settlements;
- seek higher densities for housing schemes within 400 metres of the defined shopping/commercial town centres of Kendal, Ulverston, Grange, Milnthorpe and Kirby Lonsdale; and
- support the provision of dwellings at lower densities than 30 dwellings per ha where bungalows are to be provided, which by design will meet the needs of the elderly.