

KENDAL TOWN COUNCIL

Town Clerk

Elizabeth Richardson BSc (Hons)

Town Treasurer

John M. Hutchinson ACMA

Email:

clerk@kendaltowncouncil.gov.uk



Town Hall

Kendal

Cumbria

LA9 4DL

Phone: 01539 797597

Fax: 01539 735984

15th June 2010

Miss Jenna Rayner
Programme Officer
South Lakeland House
Lowther Street
Kendal
Cumbria
LA9 4DL

Dear Miss Rayner

SOUTH LAKE LAND CORE STRATEGY DEVELOPMENT PLAN DOCUMENT PUBLIC EXAMINATION – INSPECTOR'S POSSIBLE CHANGES CONSULTATION

Thankyou for your letter regarding the above. We would wish to offer the following comments:

Possible Change Ref. IPC1

The Town Council can appreciate that there is a relative lack of previously developed land in South Lakeland, and can therefore understand the rationale for lowering the PDL target. We would however, reiterate concerns outlined at the Hearing, that the District Council could be more proactive with regard to the prioritisation of previously developed land, through the preparation of a PDL Strategy, and through indicating what proportion of housing land will comprise PDL on a yearly basis, through the housing trajectory. We would therefore encourage any reduction in the PDL target to be coupled with a commitment on the District Council's part to address these points.

Possible Change Ref. IPC2

Whilst the Town Council can appreciate the need to ensure the overall viability of the Canal Head Area Action Plan, we would express caution with regard to the incorporation of significant levels of retail development, due to concerns over potential impacts upon Kendal town centre. It is key to note in this respect that

the town centre is already subject to significant pressure from out of centre retail developments (in particular, the Asda and Morrisons retail parks and the newly refurbished K Village).

Possible Change Ref. IPC3

The Town Council wish to raise strong objections to this proposal. Our key concern in regard to the Core Strategy continues to be the anticipated impacts of the large levels of development proposed for Kendal. As outlined in earlier submissions, the Town Council do not believe that the proposed allocations can be accommodated without significant environmental impacts upon the town. Further development, as suggested by IPC3, would only serve to further exacerbate this issue.

Possible Change Ref. IPC4

The Town Council support the suggested change.

Possible Change Ref. IPC5

The Town Council would stress that the LDF Strategy is built upon addressing local needs. We would find it difficult to reconcile this with a reduction in LOC requirements, particularly where this is supported by SHMA evidence.

Possible Change Ref. IPC6

The Town Council welcome the recognition of the traffic impacts of new development upon Kendal, and support the revised wording as outlined in Annex B. We would recommend a minor amendment however. Since 3.43a clarifies the fact that future employment development in Kendal is contingent upon a number of key requirements being satisfied, we would suggest that it is inappropriate to state categorically that 'It is proposed that Kendal will accommodate a significant amount of employment land' (3.43b, first sentence). We would therefore suggest that this sentence is deleted, and the second amended to read:

'The location of *employment land in Kendal* will need to take into account the findings of the Kendal Transport Assessment....'

Possible Change Ref. IPC7

The Town Council support the suggested change.

I trust these comments are helpful.

Yours sincerely

Richard Pearse MRTPI
Planning Officer, Friends of the Lake District
On behalf of Kendal Town Council