indigo

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

By post and email
programme.officer@southlakeland.gov.uk

17 June 2010

Our ref. DH/DJ/750003

Indigo Planning Limited

Lowry House
17 Marble Street
Manchester
M2 3AW

T 0161 836 6910
F 0161 836 6911
info@indigoplanning.com
indigoplanning.com

Dear Miss Rayner,

SLDC CORE STRATEGY DPD PUBLIC EXAMINATION – INSPECTOR'S POSSIBLE CHANGES CONSULTATION

We write, on behalf of Time and Tide (North West) Limited, in response to the above consultation exercise.

We welcome the inclusion of paragraph 8.2 to the Core Strategy Implementation Plan explaining the need for a sequential approach to the identification of strategic employment sites within South Lakeland (Possible Change Ref No IPC7).

We also welcome the inclusion of paragraph 8.3 in the consideration of freestanding strategic employment site opportunities in the corridor between Kendal and the M6. The LDF evidence base demonstrates that existing employment sites and brownfield sites within and adjoining Kendal are constrained in traffic, topography and other terms and that a step change in provision is required.

SLDC's 'Employment Land Position Report: 31 March 2008' (July 2009) states at para 3.18 '*there are very few potential opportunity sites in the urban area of Kendal and that the urban capacity for industrial/business activity is consequently very limited. Furthermore, should a site be made available, most sites are constrained by such factors as road access or the limited size of the site*'.

It is therefore unlikely that there are any suitable, available and deliverable sites within or adjoining Kendal of sufficient status for a strategic employment site, and the Council will therefore need to identify a site within the M6 corridor. The small scale of deliverable employment land within Kendal should instead be protected for local employment.

SLDC should look to allocate new sites that better meet commercial and sectoral requirements and have fewer constraints so are more likely to be developed and thus address the current constraints of delivering employment

Registered office
Swan Court
Worple Road
London SW19 4JS
Registered number 2078863

Directors
Simon Neate
BA (Hons) MRTPI

Philip Villars
BA (Hons) MRTPI

Ian Laverick
BDc (Arch) BArch (Hons 1)
RIBA FRAIA

Bill Davidson
BA (Hons) DipTP DipUD MRTPI

Mathew Mainwaring
BA (Hons) MRTPI

Sean McGrath
BA (Hons) MSc MRTPI

Tim Waring
BA (Hons) MRTPI

Stewart Miller
BA (Hons)

Helen Greenhalgh
BA (Hons) DipTP MRTPI

Doug Hann
BA (Hons) MTPL MSc MRTPI

Associate Directors
Rob Crolla
BA (Hons) DipTP MTP MRTPI

Gregory Dowden
BA (Hons) Dip TP MA LLB MRTPI

Caroline Wilberforce
BA (Hons) MSc MA MRTPI

Tania Tindale
BA (Hons) DipTP MRTPI

Consultant
John Spain
BBS MRUP MRICS MRTPI MIPI

Also in London, Leeds and Dublin

indigo

land in the district.

With respect to Paragraph 8.4 and the criteria by which potential strategic employment sites will be assessed, we propose the following additional criteria:

- The site should be located close to major intersections on the strategic road network;
- The site should be suited to higher value knowledge based industries and strategic inward investment to achieve the step change in employment growth.

We trust that this letter is considered formally as part of the Core Strategy consultation process. Please do not hesitate to contact me should you require any further information.

Yours sincerely

Daniel Jackson

Cc: Mr J Asplin