

# Brownfield Land Register 2017: Summary Document

**South Lakeland District Council**



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## Introduction

### Brownfield Land Registers

The government is committed to maximising the number of new homes built on suitable brownfield land. Brownfield, or 'previously developed land' is defined fully in the glossary of the [National Planning Policy Framework](https://www.gov.uk/guidance/national-planning-policy-framework)<sup>1</sup>, and in summary is land that is, or was occupied by a permanent structure or building. [The Brownfield Land Register Regulations 2017](http://www.legislation.gov.uk/ukxi/2017/403/contents/made)<sup>2</sup> require planning authorities to prepare and maintain a register of previously developed land that is suitable for housing within their planning authority area. The planning authority area in our case means South Lakeland district excluding land within the Yorkshire Dales and Lake District National Parks.

South Lakeland's Brownfield Land Register has been published in accordance with the government's Data Standard and will be made available on its website and data.gov.uk as the required csv and polygon files. This document has been prepared as a printable version of the Register in an accessible format and provides a summary of the information in the Register for each site.

### How have we prepared the Brownfield Land Register?

The Council has prepared its Brownfield Land Register in accordance with relevant government legislation, planning practice guidance and the published Data Standard.

The Brownfield Land Register Regulations state that sites must meet the following criteria to be included on the register:

- the land has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings;
- the land is suitable for residential development;
- the land is available for residential development; and
- residential development of the land is achievable.

In addition to these criteria, the government's guidance states that local authorities should also have regard to their development plan, national policies and advice, and any guidance issued by the Secretary of State in preparing their registers.

We have sourced sites for this year's register from a number of sources including:

- Brownfield sites with planning permission (or recently expired permission).
- Brownfield sites allocated in the Local Plan, or proposed for allocation in the Arnside and Silverdale Area of Outstanding Natural Beauty Development Plan Document.
- Brownfield sites in the Council's most recent Strategic Housing Land Availability Assessment.
- Brownfield sites identified by Council officers.

The suitability, availability and achievability of the sites for residential development was assessed based on the definitions of these terms in the Regulations. This assessment was

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<sup>1</sup> <https://www.gov.uk/guidance/national-planning-policy-framework>

<sup>2</sup> <http://www.legislation.gov.uk/ukxi/2017/403/contents/made>

based on available information on potential site constraints and impacts, known ownership information and developers' intentions, and a judgement on the timescale in which sites could reasonably be developed.

Brownfield Land Registers may consist of two parts:

- 'Part 1', which is mandatory and comprises all brownfield sites appropriate for residential development, including sites with and without planning permission or permission in principle
- 'Part 2', which is currently optional and comprises those sites from Part 1 where the local planning authority has decided to grant planning permission in principle for residential development subject to requirements set out in the Regulations.

South Lakeland District Council has published Part 1 of its Brownfield Land Register in December 2017 and has not prepared Part 2 at this stage. It should be noted that almost half of the capacity in the register is already permitted or the subject of a current planning application.

### **Next Steps**

We will update our Brownfield Register at least annually. Our 2018 update will likely include a call for sites which will be undertaken as part of the forthcoming update to our Strategic Housing and Economic Land Availability Assessment.

### **Further information**

More detailed information on Brownfield Land Registers can be found at the following websites:

*Government Guidance – Brownfield Registers – Frequently asked questions:*

<https://www.gov.uk/government/publications/brownfield-registers-and-permission-in-principle/brownfield-registers-and-permission-in-principle-frequently-asked-questions>

*Planning Practice Guidance:*

<https://www.gov.uk/guidance/brownfield-land-registers>

*The Town and Country Planning (Brownfield Land Register) Regulations 2017:*

<http://www.legislation.gov.uk/uksi/2017/403/contents/made>

*The Town and Country Planning (Permission in Principle) Order 2017:*

<http://www.legislation.gov.uk/uksi/2017/402/contents/made>



## South Lakeland District Brownfield Land Register 2017

### BLR1: Former Cedar House School, Kirkby Lonsdale



**Site description:** Former school building with permission for conversion to 8 dwellings and outline permission for the building of 12 new dwellings in the grounds

**Site area:** 0.87 hectares

**Site ownership:** Not owned by a public authority

**Planning status:** Permissioned

**Deliverable within 5 years?:** Yes

**Estimated minimum capacity:** 20

**Planning application reference (if applicable):** SL/2016/0317

**Development description (if applicable):** Hybrid application for full planning permission for conversion of former school dining hall to six dwellings and part of the former main school building to two dwellings and outline planning permission for demolition of remaining former school buildings and erection of up to 12 residential dwellings with vehicular access.

BLR2: Busher House, Busher Walk, Kendal



**Site Description:** Former County Council offices with prior approval for a change of use to 16 flats.

**Site Area:** 0.17 hectares

**Site Ownership:** Owned by a public authority

**Planning Status:** Permitted

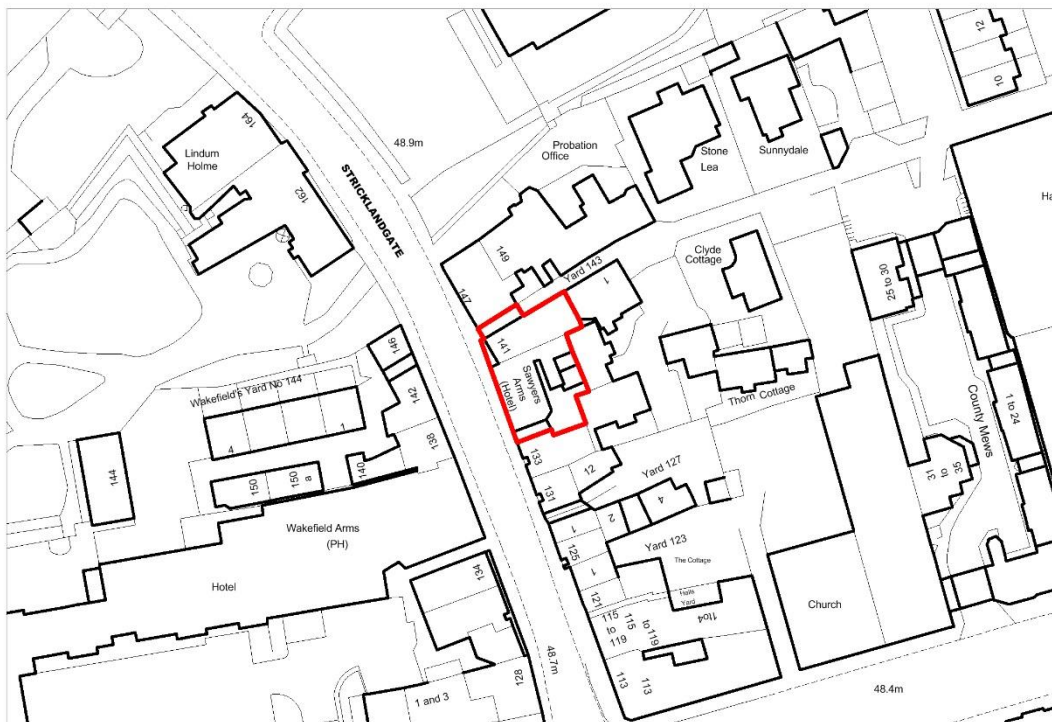
**Deliverable within 5 years?: Yes**

**Estimated Minimum Capacity: 16**

**Planning Application Reference (if applicable):** CU/2016/0014

**Development Description (if applicable):** Change of use from Use Class B1 (a) Offices to C3 (Residential), 16 units.

### BLR3: Sawyers Arms Hotel, Stricklandgate, Kendal



**Site Description:** Former public house with planning permission for conversion to 8 apartments.

**Site Area:** 0.03 hectares

**Site Ownership:** Not owned by a public authority

**Planning Status:** Permitted

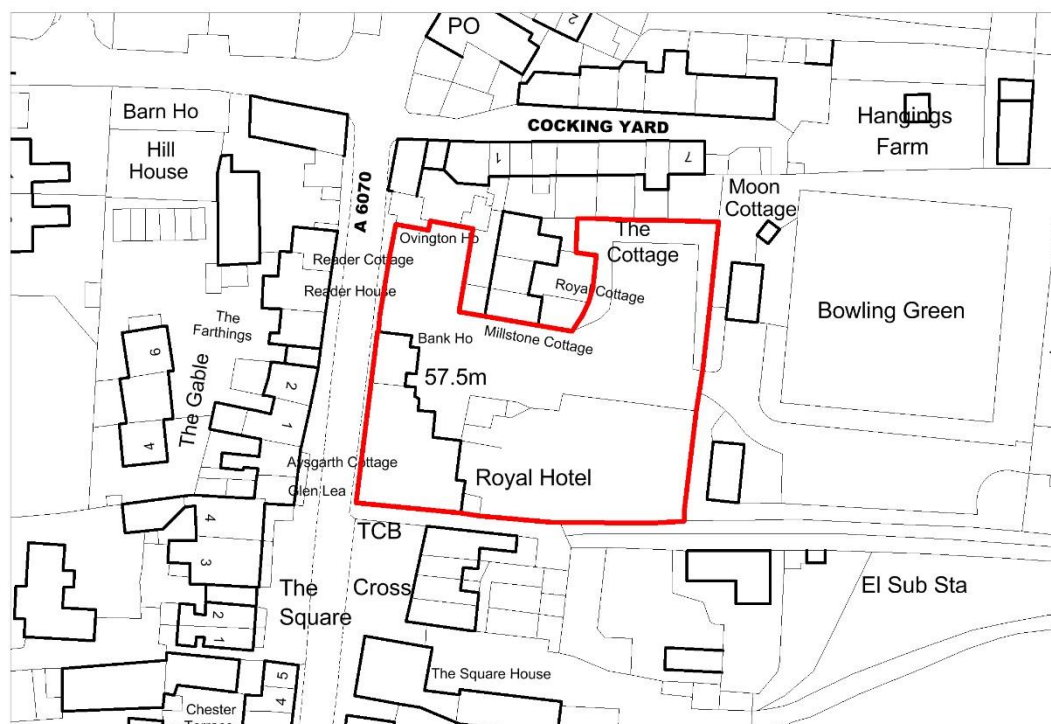
**Deliverable within 5 years?:** Yes

**Estimated Minimum Capacity:** 8

**Planning Application Reference (if applicable):** SL/2015/0491

**Development Description (if applicable):** Conversion, demolition of rear extensions and extension of vacant public house to form 8 self-contained apartments.

## BLR4: Royal Hotel, Burton-in-Kendal



**Site Description:** Former pub and hotel with expired planning permission for conversion and redevelopment to provide 15 dwellings. Current pending application for refurbishment of pub and development of six new build dwellings.

**Site Area:** 0.26 hectares

**Site Ownership:** Not owned by a public authority

**Planning Status:** Permissioned

**Deliverable within 5 years?:** Yes

**Estimated Minimum Capacity:** 6

**Planning Application Reference (if applicable):** SL/2010/0695 (expired November 2017)

SL/2017/0990 and SL/2017/0992

**Development Description (if applicable):** SL/2010/0695: Demolition of outbuildings, conversion and alteration of redundant hotel to form 5 dwellings and construction of 10 dwellings with access road and car parking (Permitted).

SL/2017/0992: Demolition of outbuildings, refurbishment and extension of public house and erection of six dwellings (Pending).



## BLR5: West End Nursery, Ulverston



**Site Description:** Former plant nursery site that forms part of a larger residential allocation comprising of greenfield and brownfield land. Planning application for wider site currently pending.

**Site Area:** 0.61 hectares

**Site Ownership:** Not owned by a public authority

**Planning Status:** Pending decision

**Deliverable within 5 years?:** Yes

**Estimated Minimum Capacity:** 8

**Planning Application Reference (if applicable):** SL/2017/0297

**Development Description (if applicable):** Demolition of existing building and site structures, erection of 87 dwellings (Use Class C3) with associated open space, landscaping and vehicular access.

**Note:** Application covers greenfield and brownfield areas.

**BLR6: Depot on the south side of Parkside Road, Kendal**



**Site Description:** Former Electricity North West depot site, with outline planning permission approved at 26.10.2017 planning committee subject to a S106 agreement.

**Site Area:** 0.18 hectares

**Site Ownership:** Not owned by a public authority

**Planning Status:** Pending decision

**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 6

**Planning Application Reference (if applicable):** SL/2016/0575

**Development Description (if applicable):** Outline Planning Application with some matters reserved for the development of 6no. dwellings on land south of Parkside Road, Kendal.

**BLR7: Depot on the north side of Parkside Road, Kendal**



**Site Description:** Former Electricity North West depot site, with outline planning permission approved at 26.10.2017 planning committee subject to a S106 agreement.

**Site Area:** 1.17 hectares

**Site Ownership:** Not owned by a public authority

**Planning Status:** Pending decision

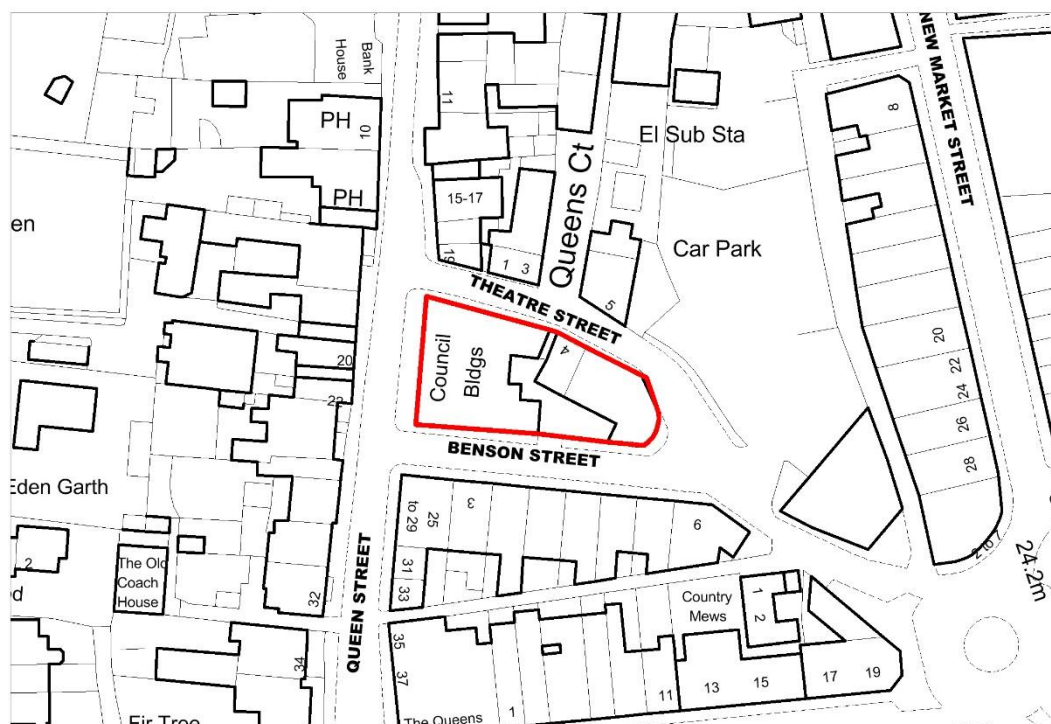
**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 43

**Planning Application Reference (if applicable):** SL/2016/0574

**Development Description (if applicable):** Outline Planning Application with all matters, except for access, reserved for the development of 43no. dwellings.

## BLR8: Ulverston Town Hall, Queen St, Ulverston



**Site Description:** Former town hall building with permission for conversion and new build to provide 17 dwellings.

**Site Area:** 0.07 hectares

**Site Ownership:** Owned by a public authority

**Planning Status:** Pending decision<sup>3</sup>

**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 17

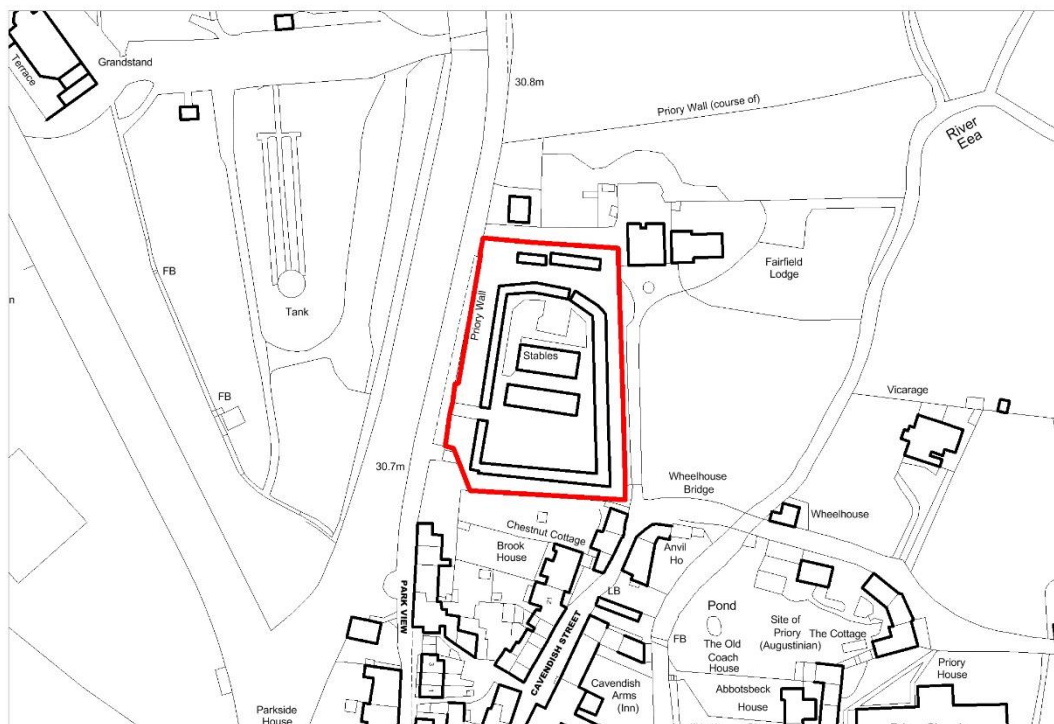
**Planning Application Reference (if applicable):** SL/2017/0737

**Development Description (if applicable):** Change of use of existing building into 9 apartments and erection of new apartment block to rear to provide a further 8 units.

<sup>3</sup> Note: The application has been approved following the preparation of the Register (decision date 7<sup>th</sup> December 2017).



## BLR9: Stables, Cartmel Racecourse, Cartmel



**Site Description:** Stables site allocated for housing in the Local Plan (Land Allocations DPD).

**Site Area:** 0.48 hectares

**Site Ownership:** Not owned by a public authority

**Planning Status:** Not permitted

**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 15

**Planning Application Reference (if applicable):** N/A

**Development Description (if applicable):** N/A

**Planning History Weblink:** N/A

### BLR10: Mixed use allocation at Berners Pool, Grange



**Site Description:** Remaining part of mixed use allocation in Local Plan (Land Allocations). Part of the site currently used as a car park.

**Site Area:** 0.61 hectares

**Site Ownership:** Owned by a public authority

**Planning Status:** Not permitted

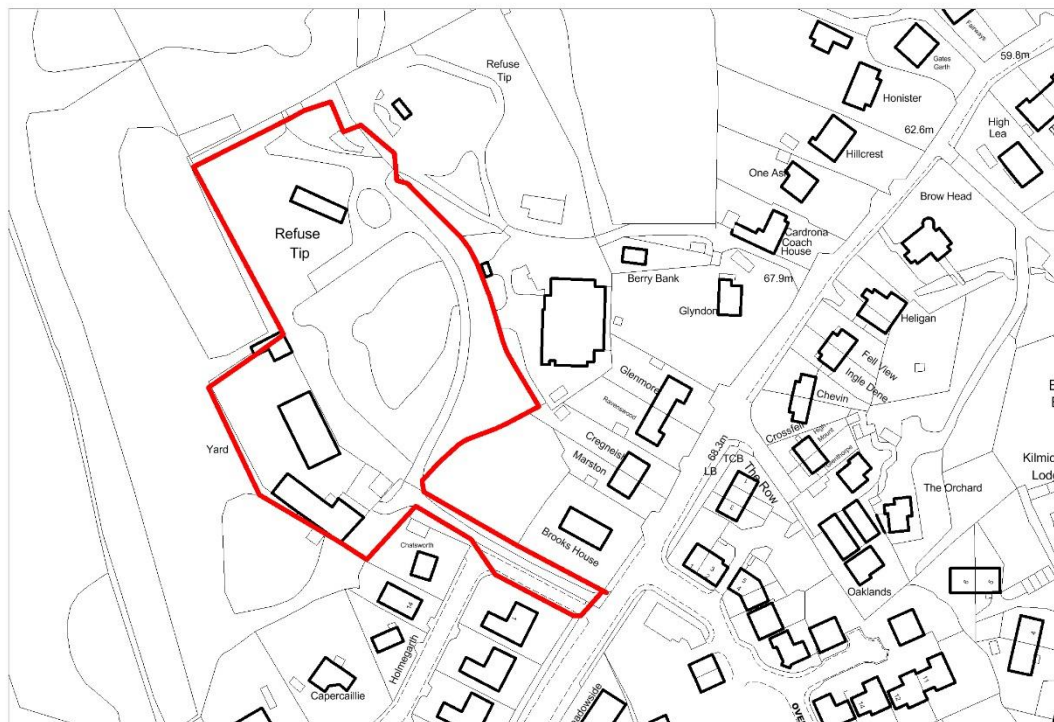
**Deliverable within 5 years?: Yes**

**Estimated Minimum Capacity: 20**

**Planning Application Reference (if applicable):** N/A

**Development Description (if applicable):** N/A

### BLR11: Mixed use allocation at Guide's Lot, Grange



**Site Description:** Household Waste Recycling Centre, allocated for mixed use development in the Local Plan (Land Allocations Policy LA3.3).

**Site Area:** 1.15 hectares

**Site Ownership:** Owned by a public authority

**Planning Status:** Not permitted

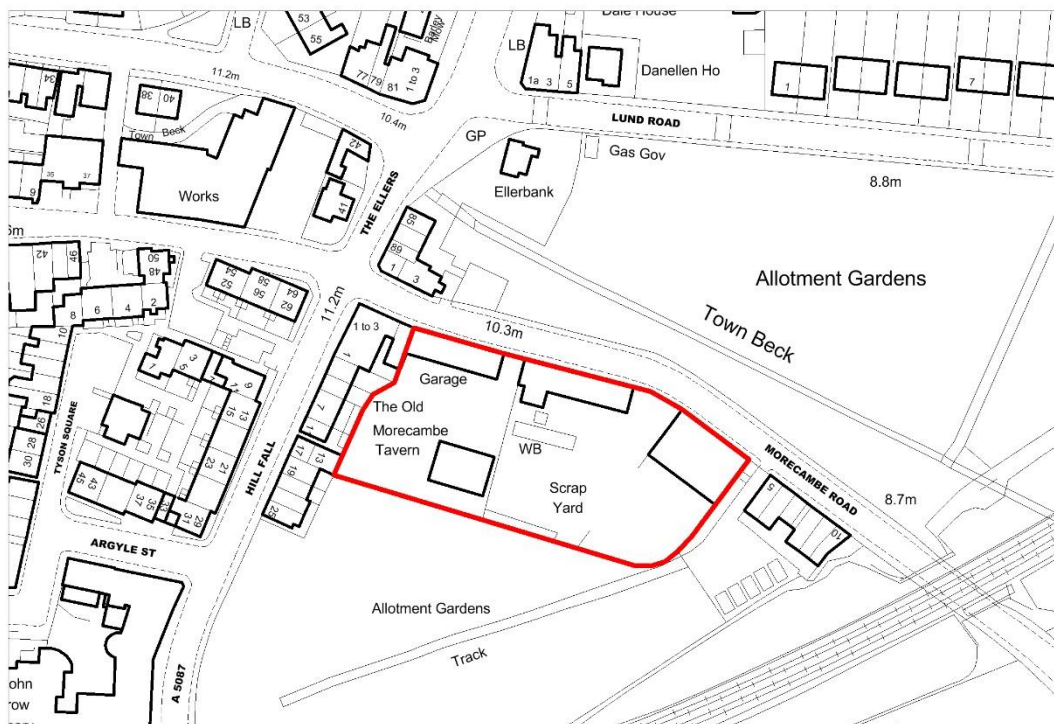
**Deliverable within 5 years?: No**

**Estimated Minimum Capacity: 16**

**Planning Application Reference (if applicable):** N/A

**Development Description (if applicable):** N/A

## BLR12: Morecambe Road Scrapyard, Ulverston



**Site Description:** Scrapyard and former gas works site allocated for residential development in the Local Plan (Land Allocations DPD).

**Site Area:** 0.39 hectares

**Site Ownership:** Not owned by a public authority

**Planning Status:** Not permissioned

**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 12

**Planning Application Reference (if applicable):** N/A

**Development Description (if applicable):** N/A



### BLR13: North of Watery Lane, Ulverston



**Site Description:** Brownfield part of a larger allocated site in the Land Allocations DPD.

**Site Area:** 0.12 hectares

**Site Ownership:** Not owned by a public authority

**Planning Status:** Not permissioned

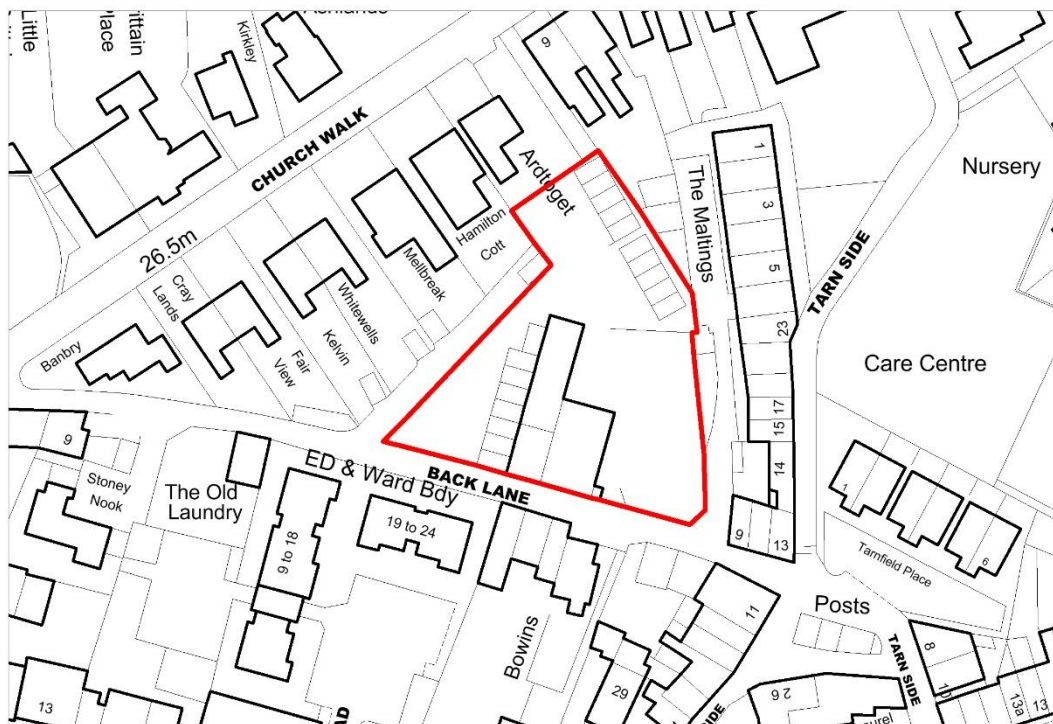
**Deliverable within 5 years?:** Yes

**Estimated Minimum Capacity:** 5

**Planning Application Reference (if applicable):** N/A

**Development Description (if applicable):** N/A

## BLR14: Millers Scrap Yard, Back Lane, Ulverston



**Site Description:** Scrapyard site with extant permission for demolition of existing buildings, and related permission for relocation of scrapyard to an alternative site.

**Site Area:** 0.2 hectares

**Site Ownership:** Not owned by a public authority

**Planning Status:** Not permissioned

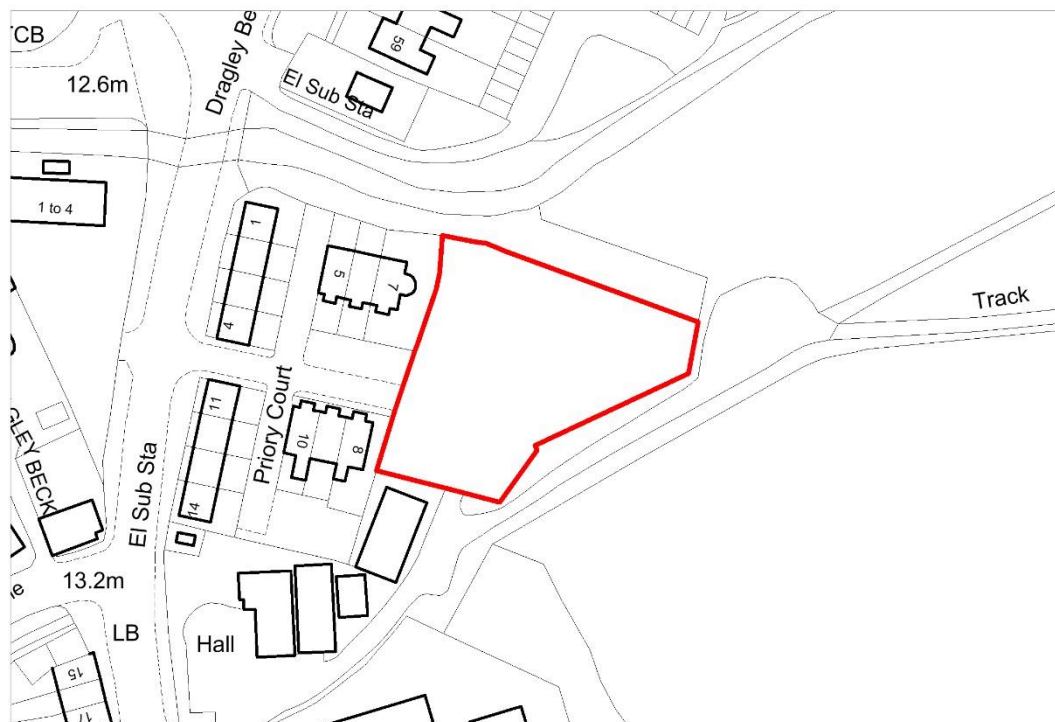
**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 6

**Planning Application Reference (if applicable):** N/A

**Development Description (if applicable):** N/A

## BLR15: Dragley Beck Depot, Ulverston



**Site Description:** County Council depot site available for redevelopment. Within Flood Zone 2 therefore the sequential test would need to be undertaken.

**Site Area:** 0.15 hectares

**Site Ownership:** Owned by a public authority

**Planning Status:** Not permissioned

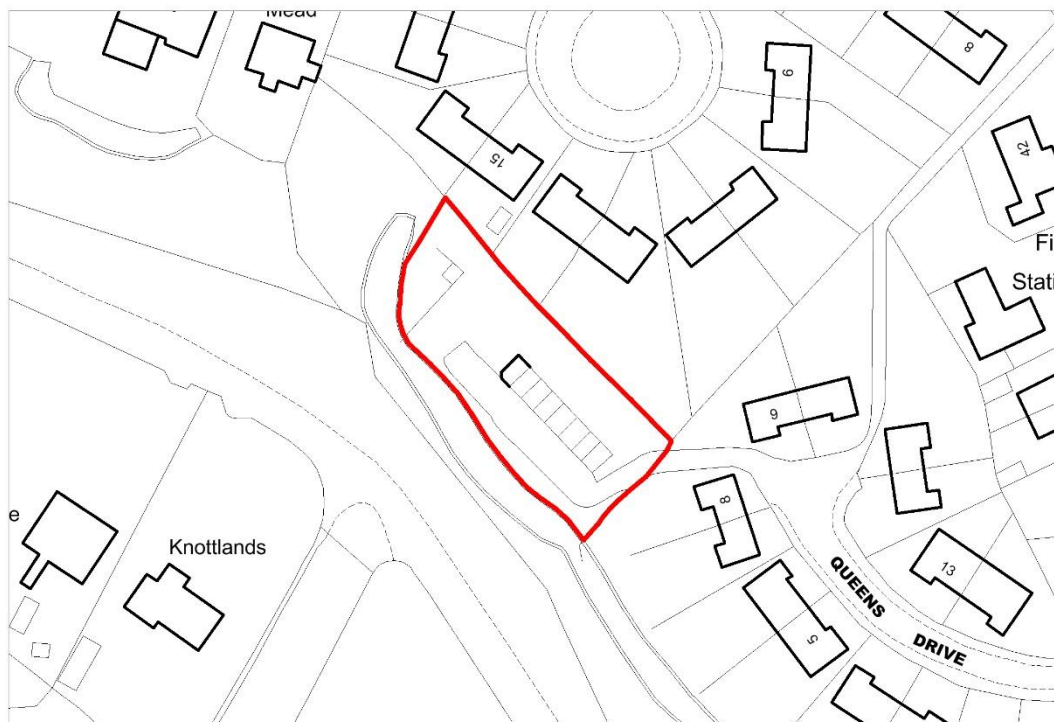
**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 6

**Planning Application Reference (if applicable):** N/A

**Development Description (if applicable):** N/A

## BLR16: Land off Queen's Drive, Arnside



**Site Description:** Garage block in residential area, proposed for residential allocation in the draft Arnside and Silverdale AONB DPD. (See Policy AS17 of the Publication version of the DPD)<sup>4</sup>

**Site Area:** 0.12 hectares

**Site Ownership:** Not owned by a public authority

**Planning Status:** Not permissioned

**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 6

**Planning Application Reference (if applicable):** N/A

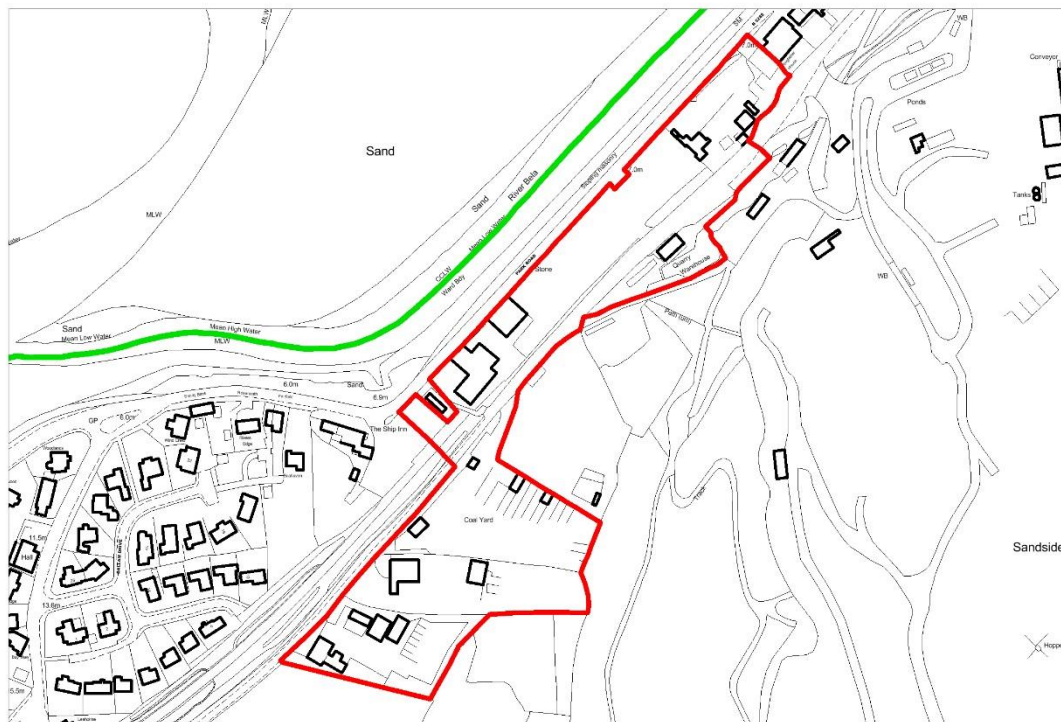
**Development Description (if applicable):** N/A

**Planning History Weblink:** N/A

<sup>4</sup> <https://www.southlakeland.gov.uk/media/4482/aonb-dpd-publication-version-nov-2017.pdf>



## BLR17: Land at Sandside Road and Quarry Lane, Sandside



**Site Description:** A site with a number of existing business units proposed for mixed use allocation including residential in the draft Arnsdale and Silverdale AONB DPD. (See Policy AS25 of the Publication version of the DPD)<sup>5</sup>

**Site Area:** 3.09 hectares

**Site Ownership:** Not owned by a public authority

**Planning Status:** Not permissioned

**Deliverable within 5 years?:** No

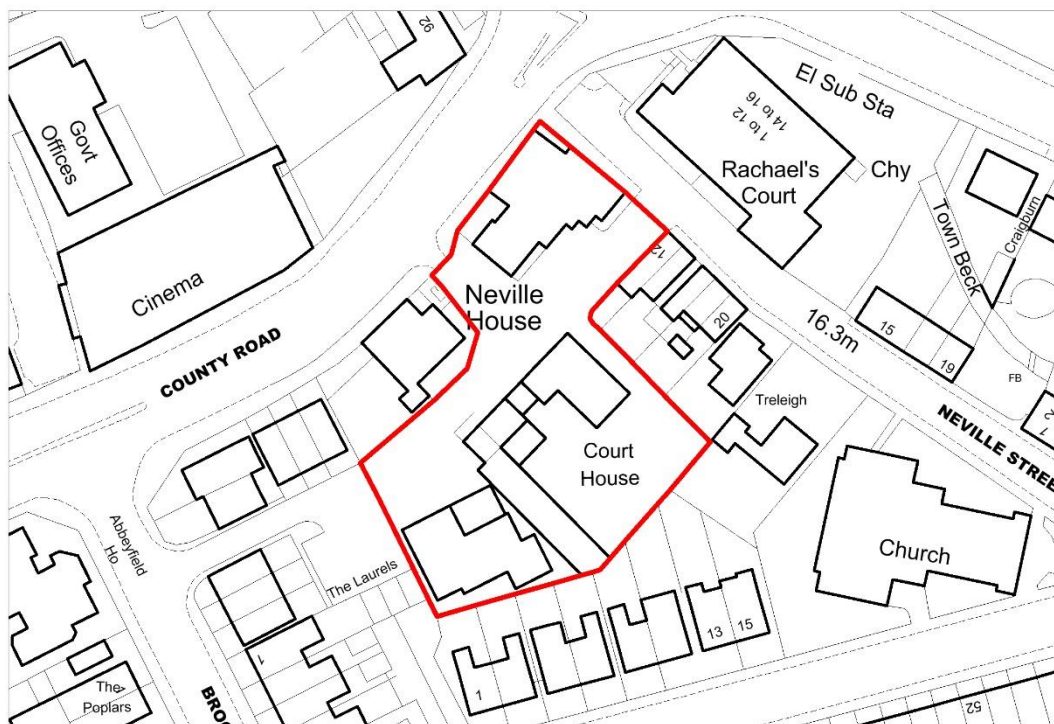
**Estimated Minimum Capacity:** 20

**Planning Application Reference (if applicable):** N/A

**Development Description (if applicable):** N/A

<sup>5</sup> <https://www.southlakeland.gov.uk/media/4482/aonb-dpd-publication-version-nov-2017.pdf>

## BLR18: Police Station, Neville St, Ulverston



**Site Description:** Former police station and associated buildings being marketed for redevelopment for residential or commercial use.

**Site Area:** 0.28 hectares

**Site Ownership:** Owned by a public authority

**Planning Status:** Not permissioned

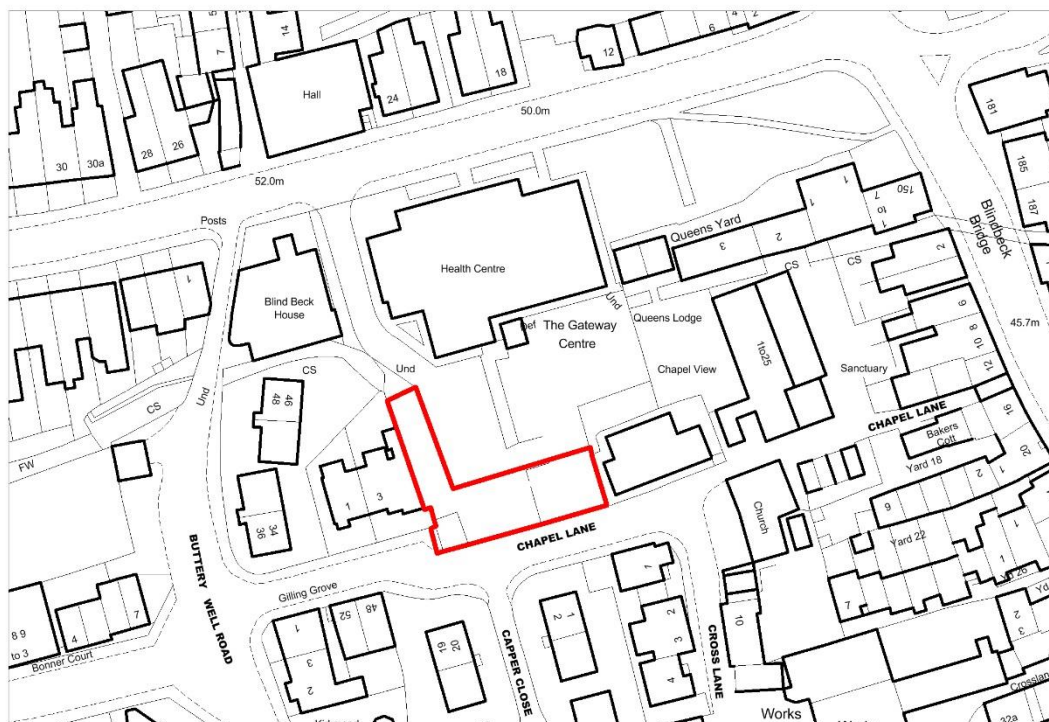
**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 10

**Planning Application Reference (if applicable):** N/A

**Development Description (if applicable):** N/A

## BLR19: Rear of Captain French Health Centre, Chapel Lane



**Site Description:** Land to the rear of Captain French health centre currently used as parking. Recently expired planning permission for an apartment building comprising 8 apartments.

**Site Area:** 0.28 hectares

**Site Ownership:** Not owned by a public authority

**Planning Status:** Not permissioned

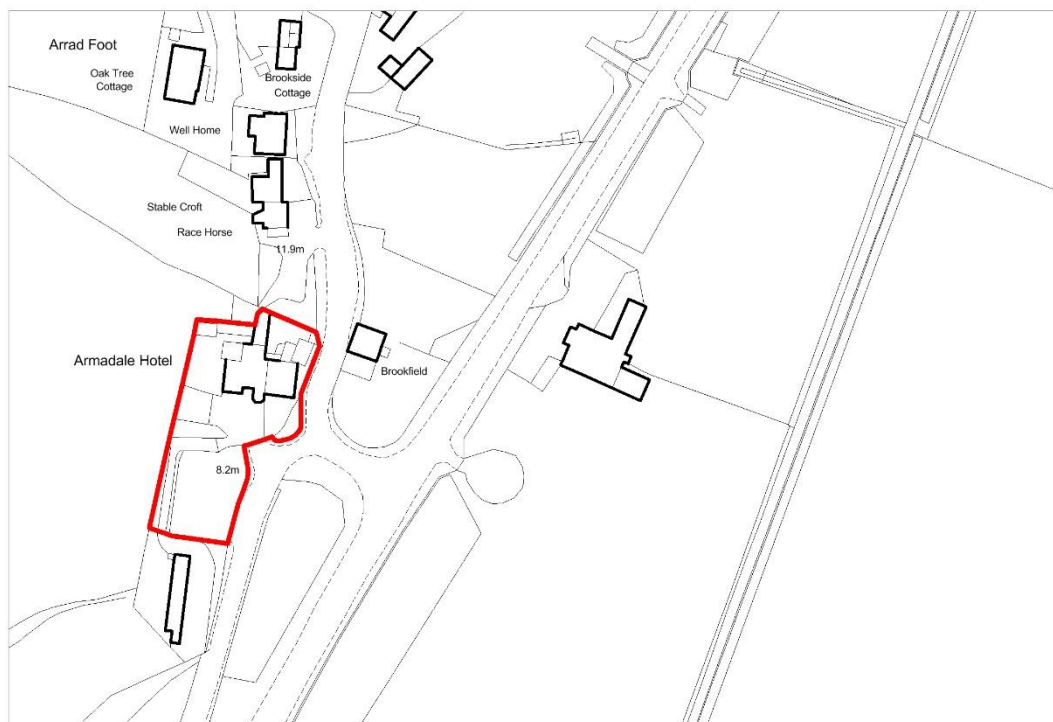
**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 8

**Planning Application Reference (if applicable):** SL/2014/0527 (expired 31<sup>st</sup> July 2017)

**Development Description (if applicable):** Erection of 8 self-contained apartments.  
(expired)

## BLR20: Armadale Hotel, Arrad Foot



**Site Description:** Former hotel building with expired planning permission for change of use, conversion and new build dwellings. Recent permitted application for demolition of the buildings on site.

**Site Area:** 0.04 hectares

**Site Ownership:** Not owned by a public authority

**Planning Status:** Not permissioned

**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 6

**Planning Application Reference (if applicable):** SL/2012/0989 and SL/2017/0055

**Development Description (if applicable):** Change of use and conversion from hotel and restaurant to form three dwellings with the erection of additional five dwellings, parking and associated works (SL/2012/0989).

Demolition of building (SL/2017/0055).



## BLR21: Former Garage, Ashleigh Road, Arnside



**Site Description:** Former bus station/garage site.

**Site Area:** 0.07 hectares

**Site Ownership:** Not owned by a public authority

**Planning Status:** Not permissioned

**Deliverable within 5 years?:** No

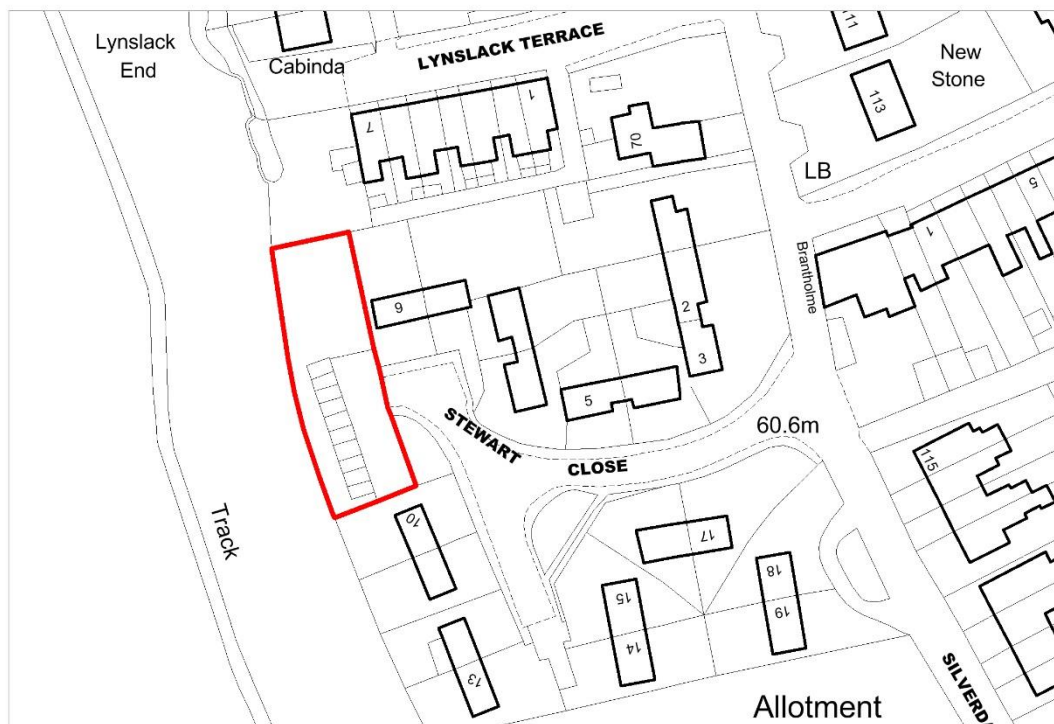
**Estimated Minimum Capacity:** 6

**Planning Application Reference (if applicable):** N/A

**Development Description (if applicable):** N/A

**Planning History Weblink:** N/A

## BLR22: Garages at Stewart Close, Arnside



**Site Description:** Garage block in residential area.

**Site Area:** 0.07 hectares

**Site Ownership:** Not owned by a public authority

**Planning Status:** Not permissioned

**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 6

**Planning Application Reference (if applicable):** N/A

**Development Description (if applicable):** N/A