

# South Lakeland Local Plan Review

## External Stakeholder Launch Workshop

Friday 6<sup>th</sup> March 2020, Carus Green Golf Club, Kendal

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This meeting was independently facilitated by 3KQ, helping groups of people work together effectively by ensuring purpose, structure and clarity. See more at [www.3kq.co.uk](http://www.3kq.co.uk)

## Introduction

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This is a report of a stakeholder workshop hosted by South Lakeland District Council (SLDC) to launch the review of the Local Plan, in Kendal on Friday 6<sup>th</sup> March 2020. The report is a summary of the meeting to serve as both a record and as an aide-memoire for those who attended.

The meeting was independently facilitated by 3KQ on behalf of SLDC and stakeholders.

### Welcome – Cllr Brook, Deputy Leader SLDC

Cllr Brook thanked everyone for taking the time and trouble to attend. He welcomed this first opportunity for stakeholders to feed into the review process that will take several years to complete. He emphasised that the Local Plan is critical to everyone's collective living together in South Lakeland, and that makes it so important to get stakeholder input to get it right. He emphasised that SLDC representatives were present to listen to stakeholders and welcomed all feedback and thoughts. Cllr Brook handed over to Rhuari Bennett, the facilitator from 3KQ, to lead the rest of the day.

### Meeting objectives

Rhuari remarked on the impressive number and range of stakeholders in the room and outlined the objectives for the day as follows:

1. To build the **understanding** of external stakeholders on what the review is and how it will happen.
2. To explore and confirm 'where we are now' for the **key issues** that South Lakeland faces and that the Local Plan could help address.
3. To share an initial sense of which policy areas need **most attention**, and seek stakeholder feedback.
4. To clarify how stakeholders can **engage** with the review: during this stage (by submitting comments to the consultation) and in later stages via **requests** and **offers** that stakeholders may have.

### Agenda

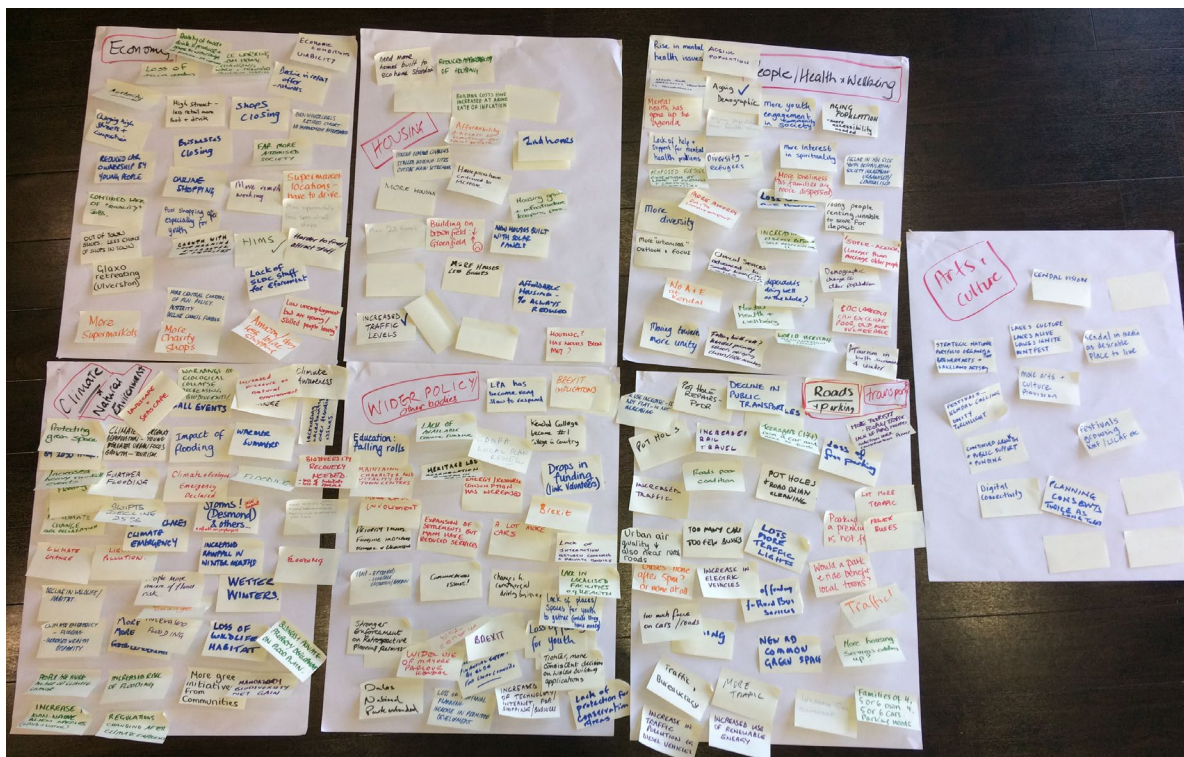
- The workshop ran from 10:00 to 16:00 and covered the following:
- Introductions and orientation
- What's changed in South Lakeland – stakeholder perspectives
- The Local Plan and its Review: context presentation and discussion
- Where are we now? Key issues in South Lakeland
- Specific policy area reviews



- Priorities, Values and Trade-offs
- Way forward

## What's changed in South Lakeland?

Participants were given the opportunity to share their experiences of living and working in South Lakeland over the last 10 years, since the Core Strategy of the current Local Plan was adopted. It is these changes that the Local Plan will need to recognise and respond to moving forward. By noting specific changes individually on post-its, and the facilitation team clustering them, participants built up a picture of changes in the last decade: see below for the overall product.



Appendix 1 contains full details of the observations raised, but areas highlighted by way of change included:

## Economy

Overall impact of austerity. Changes to town centres (some loss, some gains) and their retail offer. More working from home and changing transport habits. World Heritage designation. Prevalence of online shopping and its impacts on the high street: more supermarkets out of town. Growth of tourism both in summer and winter. Decline in council funding and staffing for services.

## Housing

Rise in prices and fall in affordability, together with 2<sup>nd</sup> home prevalence. Number of new houses built, some with better eco-standards (some without). The ageing demographic and changing housing needs, decline in household size, younger people not being able to afford housing locally. Housing sites increasingly green field, not brown. The percentage of affordable houses is often reduced from target. Planning consents take longer to get.

## People, health and wellbeing

Rise of mental health issues and support (or lack of) for them. Ageing demographic with increasing housing and accessibility needs. Wider interest in spirituality, community engagement. More diversity in faith groups and ethnicity. Focus on social media excludes the elderly. Increasing wealth disparities. Reduction of medical services like A&E.

## Climate and natural environment

Climate emergency and net zero targets, and increased flooding (both mentioned very frequently). Rising warnings about negative ecological situation. World Heritage designation. Tourists increasing. Development on the flood plain. Some good leadership around green initiatives.

## Roads, parking and transport

Increased traffic and focus on cars. Less buses. Increase in traffic pollution. Pot holes and poor road condition. Increase in electric vehicles. Increased parking needs, loss of some parking.

## Arts and culture

Rapid growth of festivals and cultural events and organisations.

## Wider policy, other bodies

Extension of national park boundaries. Brexit. Reduced council funding. A wide range of other observations were made under this category – see Appendix 1.

## The Local Plan and its Review

Dan Hudson, Strategy Lead Specialist at SLDC gave a short presentation on the Local Plan Review, and led attendees through the below slides.



## Local Plan Review

- SLDC **commencing a review** of the Local Plan for South Lakeland, outside the National Parks.
- at the **scoping** and **evidence-gathering** stage, and embarking on **early engagement** with stakeholders and communities until mid-May.
- the updated Plan will cover the **period to 2040** and be adopted in 2023.
- outlining the **purpose, scope and timescale** of the Review, and our plans for **early engagement**.



## What is the Local Plan?

- sets out a **vision and framework** for the future development of the district – development sites and policies to guide quality.
- planning decisions must be taken **in accordance with the Local Plan** unless other material considerations.
- South Lakeland Local Plan comprises:
  - Core Strategy (2010)
  - Land Allocations DPD (2013)
  - Development Management Policies DPD (DM DPD, March 2019)
  - Arnsdale and Silverdale AONB DPD (March 2019)
- proposed to combine these into a **single Local Plan**, except for the AONB DPD.



## Why review the Local Plan?

- ensure the Local Plan **remains up to date**, in response to evolving local needs, priorities and changing Government policy
- NPPF requires Local Plan policies be **reviewed every 5 years** from adoption, as to whether they need updating
- Which policies do we think need updating? Suggested headlines...
  - Revised **housing target**
  - **Distribution** of development and **settlement boundaries**
  - Refreshed **supply** of housing and employment land
  - New evidence on **flood risk**
  - Planning for **town centres** in response to retail trends
  - **Biodiversity** net gain and **green infrastructure**
  - Developing new policy responses to **climate change crisis**



## What can the Local Plan Review help deliver?

- Higher **design and environmental standards**, while respecting the district's outstanding natural and built heritage
- **Sustainable locations** for new development to meet communities' needs for (affordable) **homes** & better paid **jobs**
- **Climate change mitigation, adaptation and resilience**, including managing flood risk, and potential for carbon reduction.
- Better **health and well-being** - quality open-space, play areas, footpaths and cycle routes.
- **Infrastructure** to meet needs arising from development, through developer contributions and CIL



## What is the starting point for the Review?

- Supply of housing and employment land needs **adjustment**, rather than major additions – currently a robust 5-year land supply.
- Updated evidence of housing (Oct. 2017) indicates an **annual need for up to 290 dwellings**, compared to the current Local Plan target of 400.
- **Development Management Policies DPD** adopted in March 2019 and is therefore relatively up-to-date.
- **CIL** has been in place since June 2015, to help fund strategic infrastructure, with regular payments to Town and Parish Councils.



## How will the Local Plan Review be prepared?

- **Duty to Cooperate** in plan-making with neighbouring authorities and other bodies
- **Evidence base**: plan policies must be justified and based on robust, up-to-date evidence
- **Public consultation**: effective engagement and consultation with communities and stakeholders
- **Strategic and non-strategic policies**: must set out strategic policies for scale, pattern and quality of development
- **Sustainability Appraisal & Habitats Regulations Assessment**
- **Independent Examination**: tests of soundness – positively prepared, justified, effective and consistent with national policy?
- **Neighbourhood Plans** may be prepared by Town and Parish Councils but must be in conformity with the Local Plan.

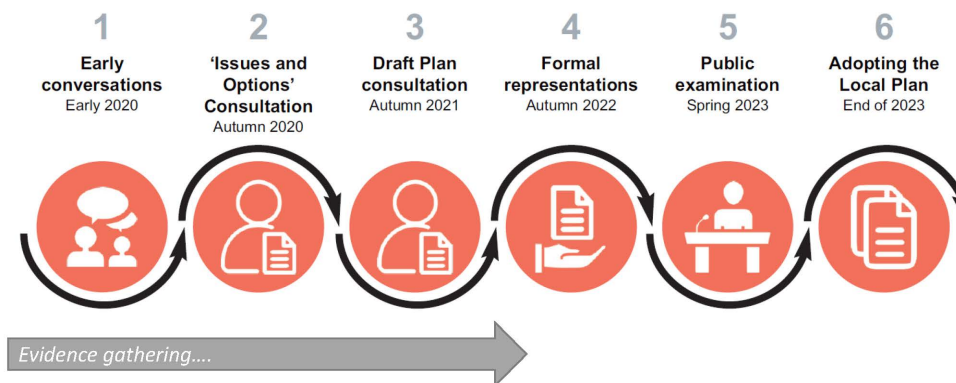


## Evidence Base Studies

Studies and Professional Advice	Timescale
Employment Land and Premises Review	2019/20
Strategic Housing Land Availability Study (SHLAA) & Brownfield Register	2019/21
Green Infrastructure, Open Space study and Sport/Recreation study	2019/21
Review of Infrastructure capacity (high level)	2019/21
Landscape Capacity Appraisal	2019/21
Retained Professional Advice: <ul style="list-style-type: none"> <li>Landscape Consultants &amp; capacity appraisal</li> <li>Ecological Consultants</li> <li>Highways and Drainage</li> </ul>	2019/23
Strategic Housing Market Assessment - Update (SHMA)	2020
Strategic Flood Risk Assessment (SFRA)	2020
Gypsy and Travellers - Update to GTAA study	2020
Retail and Leisure Capacity Study	2020
Settlement Services & Facilities,	2020
Town Centre Health Checks	2020
Infrastructure Delivery Plan (IDP)	2020/21
Site Assessment programme	2020/22
Viability Study Update	2021/22



## Programme Milestones



## Early Engagement – Purpose

- **inform** communities and stakeholders about the Local Plan Review process and encourage them to **get involved**
- **start discussions** around which parts of our Local Plan need reviewing or updating
- generate **conversations** and **share views** on the **planning issues** facing us as we plan for future development in the district up to 2040



## Early Engagement to 15 May

- **Launch Event** and other facilitated engagement with stakeholders
- Public '**drop-in**' **conversations**, 3 - 7.30pm, Kendal, Ulverston, Grange-over-Sands, Kirkby Lonsdale and Milnthorpe
- **Engagement Packs** to Town/Parish Councils & Secondary Schools
- Local media and Westmorland Gazette
- **Flyers and posters** on public display
- Local Plan Review **Newsletter No.1**
- SLDC **website** and on-line '**Citizen Space**' response form
  - Summary Leaflet and 6 overarching questions
  - Discussion Paper and 30 more specific questions
- Organised events outside purdah period, with opportunities for on-going engagement after 7 May elections





## Question and answer session

A question and answer session followed the presentation, with the following questions being asked by attendees.

### How do I get more copies of the early engagement pack?

SLDC has sent out posters, flyers and policy leaflets in the early engagement pack. SLDC hopes that stakeholders can display these on noticeboards and websites etc. More copies are available on request by phone or email:

[development.plans@southlakeland.co.uk](mailto:development.plans@southlakeland.co.uk)

### How is feedback/engagement with younger people being facilitated?

Information has been sent to schools in the area. They are encouraged to discuss it and circulate information. Some schools e.g. Geography department at Kirkbie Kendal School have requested more engagement; it is possible for SLDC staff to attend and facilitate sessions as far as capacity allows. There will be ongoing contact during the rest of the review process and some more stakeholder specific engagement is anticipated at a later stage, with young people a likely focus.

### Is it the Core Strategy and Development Management policies that are being reviewed?

All Core Strategy and Development Management plan policies are being combined in this plan (the exception being the AONB plan), together with the review of site allocations and associated policies in the Land Allocations plan document. However there is anticipated to be less need to change Development Management plan policies as they have been more recently reviewed.

### How do neighbourhood local plans relate to the Local Plan?

Neighbourhood Plans remain in place until they are reviewed by the Town or Parish Council. SLDC has to work to make them work together - the new plan will not invalidate neighbourhood plans.

### How is involvement from local employers going to work?

A wide range of organisations on SLDC's database have been contacted and invited to access the website to see the information and address the consultation questions. After this initial launch which is cross-sectoral, some smaller stakeholder events are planned e.g. meeting housing developers and, separately, employers, infrastructure providers e.g. United Utilities. Others are welcome to approach SLDC about meetings.



### What is the time frame for consultation on the plan?

There is a three year programme for the review process (see timescale slide above): early engagement is from now until summer. The 'issues and options' consultation will take place in autumn 2020, with the draft plan due to be ready by autumn 2021. A follow up question was asked about whether the issues and options stage will make housing sites clear. The meeting heard that a consultation has just taken place on the methodology for the Strategic Housing Land Availability Assessment (SHLAA), and that when that process has been concluded (expected June 2020) a call for sites will be issued. SLDC has a 'reasonably good' supply of sites in short and medium term: this process is aiming to top up and refresh the current list.

### How will the Local Plan link to the County Council Plan?

There is a very close dialogue ongoing with the County Council. There will be a particular importance attached to close dialogue on the County Council's role as infrastructure and service provider in areas including footpaths, drainage and flood risk, school places, highways capacity and improvements, social infrastructure such as libraries, waste treatment facilities and adult social care facilities including extra care housing. Both Councils work closely with other infrastructure and service providers in the preparation of an Infrastructure Delivery Plan.

### Evidence on carbon footprint – how will this be incorporated?

Carbon footprinting work is going on at a county level by Mike Berners Lee - he and his team are preparing work to quantify Cumbria's carbon footprint and identifying areas where best progress can be made. Carbon reduction and climate change will be at the heart of everything SLDC does.

### How will it link with the Kendal vision?

The Kendal vision has been put together by a group of local stakeholders. It is an ambitious vision with a wide range of suggestions, some of which are more easily achievable than others. The expectation is that a lot of the principles will feed into the plan but some of the detailed proposals have more working through to do. Kendal Futures have been leading on the work. Paula Scott from Kendal Futures added that Vision is an ideas document but has opened up new ideas from people in the town of all ages, aims to inspire more local action.

### How much time is there for two way feedback during the process?

This current consultation will carry on until mid May 2020 and then there will be 2 way conversations running all the way through to the end of the plan review process.

**How will the consultation deal with prioritising and resolving issues that are raised? Who makes the decision on which issues raised need more time e.g. more research or consultation?**

Ultimately the council has to make the final decisions but the aim is to do that in the most consensual way possible. The plan proposals will be submitted for examination to full Council, then draft and final sign off also by full Council.

**Could you say something about what the Local Plan *can't* do?**

Within the planning process there are spheres of influence. The plan has strong influence over some areas such as land use and development. There is less influence in areas relating to directly with rural land and highways and infrastructure delivery – this is delivered by partners.

The questioner added that they were impressed by SLDC's initiative to embrace consultation with stakeholders at this early stage of the review, and the benefit of being able to discuss many elements of the plan and the process face to face.

**How does the plan link in with the Lake District National Park, especially with regard to Windermere, Ambleside and Grasmere?**

The interaction between SLDC and the National park is very important. Although SLDC is not the planning authority within the National Park it provides other services over whole area e.g. community development. SLDC liaises with the National Park Authority about sites which are very near or just over the border. SLDC also feeds into the production of the NP Management Plan park area as a whole; there is a statutory duty for SLDC to cooperate with the National Park as a neighbouring planning authority.

The meeting heard that all planning authorities are under a duty to cooperate with other neighbouring councils and infrastructure providers. They have to identify cross-boundary issues where they have things in common, or where some areas can't accommodate development needs and an adjoining area needs to do that instead. In considering the plan a key question the inspector considers is whether the authority has cooperated in an active way with other local authority areas and stakeholders.

**What about engagement with Parish Councils to ensure they are not taken by surprise when land allocations come up in their local area?**

SLDC emphasised that Parish and Town Councils are important partners and provide critical ways for communities to feed in to the process. An advance briefing for Parish and Town Councils took place a month ago prior to the consultation launch. SLDC works through the Cumbria Association for Local Councils (CALC) as well as talking to Parish Councils directly. Remaining engaged in the consultation

process was recommended as the best way to avoid surprises about land allocations or any other aspect of the plan.

## Where are we now? Key issues for South Lakeland

Laura Chamberlain from SLDC ran through the Council's initial thinking of what the key issues are that South Lakeland faces, to start the discussion. This thinking arises from the sustainability appraisal scoping work the council has drafted, so there is more detailed evidence underpinning each of these points if people wish to delve more deeply.

Participants were largely very supportive of SLDC's initial thinking on the key issues facing South Lakeland: each section is laid out below with key comments from the table discussions listed under each.

### Environmental

- We are facing a **climate crisis** and are feeling the impacts locally.
- We rely heavily on **private cars** and **air quality** isn't good enough in some places.
- We are home to many **important wildlife** habitats and species.
- We have **special landscapes** that are sensitive to new development.
- We are relying more on **greenfield sites** rather than previously developed land for new development.
- Our area is rich in **historic buildings** and **landscapes** and our towns and villages have strong identities.

Main comments regarding **environmental** aspects of 'where we are now' included:

**Environment** should be at the top of each section, rather than being a separate subject. It should be at the core of everything we do.

**Climate crisis** was discussed by most groups, emphasising the huge scale of shift required including: recognition of the crisis, implications of it, detail for tackling it, clear targets, encouragement for personal responsibility and a wider cultural change, targets for action, electric charge points and renewable energy generation. Climate action should be cross-cutting across the Plan.

**Biodiversity and nature.** The decline in habitats and ecological health also needs recognising, with more emphasis in future on ensuring net gain in new development which often doesn't really happen.

**Special Landscapes.** Some felt that this needed splitting out more and justifying: which are the designated landscapes being referred to here? The designations were recognised as important start points, especially for issues like maintaining dark skies.

**Poor transport connectivity.** In places this contributes to the over-reliance on private cars and therefore lower air quality e.g. cycle routes to train stations.

**Increasing flood risk.** This doesn't explicitly appear in the list of issues but is too important not to. Many possibilities arose for review in future (funding, insurance, joint working, slowing the flow, better maintenance, better information, sustainable drainage requirements), but it was a big factor in terms of 'where we are now'.

**Historic buildings.** Agree with the richness of old buildings in the district, but there are also significant barriers to maintaining these if some can't be repurposed viably (due to VAT status, planning constraints if alterations needed).

**Greenfield vs. brownfield sites.** There was a common view that there is too much reliance on green field sites, largely due to them being easier to deliver for developers. There is scope for shifting this and encouraging more brown field development, including for self-builders.

## Social

- We need more **affordable housing**.
- Our population would be in decline without people moving into the area.
- Our population is healthy but as we get older our **health challenges** will increase.
- Our population is **ageing significantly** and our **workforce is shrinking**.
- Our **rural areas face challenges** around access to services, transport, affordable housing and sustaining local communities.

Main comments regarding **social** aspects of 'where we are now' included:

**Affordable housing.** There was much agreement with the aspiration of providing more affordable housing, at different levels in the market, and recognising that the current 35% target is often not met by developers on the grounds of viability. Providing affordable places for locals to live is important to retaining people in villages.

**Holiday/second homes** feel like they are on the increase, and having a negative social impact as a result.

**Mental health** as a social issue is rising, in particular with younger people.

**Young people** don't have enough recreation opportunities and facilities.

**Many other local networks and partnerships exist** in both the public sector (e.g. Kendal Integrated Care Community and Local Area Partnerships) and the third sector, for the council to connect with and use.

**Spaces/Places/Facilities for Culture and Leisure.** These need to be seen as important to our towns and villages to encourage vibrancy: more thought should be put towards the provision of these, and should be included within main focuses of social/environment/economic issues.

**Self-builders.** There's a perception that there are more self-builders out there than register on the council self-build register, so demand for self-build plots is higher than the council can currently demonstrate.

## Economic

- We're a **wealthy area** overall, but there are **big inequalities** between the richest and the poorest.
- Our **high streets are changing** and need to adapt to changing retail trends more widely.
- We have very **low unemployment** but **lower average wages** for people that work here compared with the North West.
- Our roads, rail and digital **infrastructure needs improving** in places to support economic growth.

Main comments regarding **economic** aspects of 'where we are now' included:

**Brexit.** It brings change and uncertainty: changing employment in hospitality, agriculture and retail, and inflating building material costs so put prices up. Post-Brexit agriculture policy is very unclear but will affect farmers locally a lot.

**Holiday/second homes.** Reducing economic activity in some towns and villages as well as increasing pressure on availability of homes for local people, even beyond the National Park. Needs to be considered along with housing supply: need more data on how stock is being used and the impact (positive/negative) it has on the economy.

**Public transport/buses.** Currently buses are missing from last bullet above: the lack of buses restricts where people live and work.

**Hard to re-use existing buildings** to support rural development and diversification. Also, empty retail shops in town could be repurposed as work/live spaces. The nature of town centres is changing fast.

**Skills gap and skills development** is a key issue. Difficult for local businesses to attract highly qualified staff.

**Digital connectivity in rural areas** is an issue and requires improvements to infrastructure.

**Balance** between issues is important for example balancing job creation against sustainable/green growth.

## Specific policy area reviews

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Alastair McNeill from SLDC presented a brief overview of the policy areas for discussion, and participants were given the table hand-out in Appendix 2 for easy reference. The two columns indicate SLDC's initial view on how much 'review effort' should be invested into reviewing the policy areas listed. Some policy areas need more significant review, whilst others are either right up to date or need only little review effort.

Participants were invited to choose the three policy areas they most wanted to discuss in the afternoon, signing up to three discussions. These discussions were then held for 30 minutes back-to-back, each at various workstations around the room.

The five workstations each tackled one policy area, namely:

- The Right Development in the right place
- Housing
- Economy and town centres
- Environment and climate crisis
- Health and wellbeing

Each workstation presented a poster of basic facts and information regarding the policy area (see Appendix 4), outlining what the current Local Plan says about the topic. The SLDC policy-lead at each workstation also gave a verbal overview explaining which policies were in the 'needs review' category or the 'no/little review' category.

Participants then tackled the following questions:

1. What would you like SLDC to consider when they review this specific policy?
2. What evidence/data/reports should SLDC consider?
3. Do you agree with the initial 'need for review'?

The following pages summarise the key points raised at each workstation. The shaded box at the start of each section reproduces the relevant parts of the policy information provided to participants.



## The Right Development in the Right Place

Initial thinking for comment: main policy areas **for review and updating**

- Current settlement hierarchy of Principal, Key and Local Service Centres; and whether to retain development boundaries
- Sharing growth between Principal, Key and Local Service Centres, small villages and the open countryside – how to meet local needs across the district
- Standards for achieving quality design and sustainability
- Identify infrastructure needs (including transport and utilities), to support planned development (site allocations), and how they will be delivered - mechanisms

Initial thinking for comment: policy areas that need **limited or no review**

- Efficient use of land – density of development
- Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (but need to consider interaction of district-wide strategic policies with the AONB)
- Advertisements, Signs and Shop fronts
- Sustainable Development Principles
- Parking and rights of way
- Historic Environment

### What would you like SLDC to consider when they review these policy areas?

Climate change; This issue would suggest the need for more concentration of development in larger settlements and some associated revision of sustainable development principles in the light of this. However there is a need to strike a balance with the consideration that additional development can support communities and services in smaller settlements and villages.

Proportionate Growth: Distribution of growth should be considered in proportion to the size of the existing settlements so that services are balanced with the demand e.g. the right services and facilities are in place to encourage business growth, and support housing development. There is also a need to consider the impact growth has on the character and culture of the settlement and whether new villages or towns could be developed. Included within this is the challenge of bringing forward complex sites into different uses.



**Timescales:** How flexible are they in relation to the review process? For example should the AONB Development Plan Document (DPD) be reviewed in the mid, rather than longer term?

### **What evidence/data/reports should SLDC consider?**

Less time was spent on this question as the main focus had been on the questions above and below. In summary, people suggested that more time could be invested in demographic research, landscape character assessment and the management of over-development.

### **Do you agree with the ‘initial need for review?’**

In principle, yes although there was a clear view that efficient use of land and the approach to density of development should be brought into the main focus for review. Other policy areas to be given more attention in the Local Plan Review included sustainable development principles in the light of climate change; strategic policy for protection of the historic environment; parking in relation to planning for electric cars; and a more flexible assessment review process. In addition to policy review, SLDC was challenged as to its willingness to take a more proactive approach to assembly and release of brownfield sites.

## Housing

Initial thinking for comment: main policy areas **for review and updating**

- A revised annual housing target for new plan period
- Requirements for types and mix of housing for different sectors of population, including affordable housing and housing for older people
- Housing allocation sites – refreshing the supply to 2040

Initial thinking for comment: policy areas that need **limited or no review**

- Self-build and Custom Build Housing
- Gypsies, Travellers and Travelling Showpeople Accommodation
- Rural Exception Sites
- Essential dwellings for workers in the countryside

## What would you like SLDC to consider when they review these policy areas?

The following suggestions were made:

- Focus on delivery including capacity to determine planning applications.
- De-allocate allocated sites with no prospect of development.
- Ensuring that developers deliver affordable housing. Need for more varied product including low cost market, co-housing, build to rent, older peoples and lifetime housing, bungalow shops, live-work.
- Controlling second homes, bringing empty homes into use, local occupancy only in villages – help sustainability of small settlements, subdivision of existing dwellings.
- Carbon neutrality in design and location, high/or appropriate density. Avoid car dominated designs. Include EV charging requirement.
- More pro-active approach to self-build delivery – direct delivery of serviced plots and specific allocations. Support community led housing. Approach to HA/HE standards for community led.

## What evidence/data/reports should SLDC consider?

The following suggestions were made:

- Questions about accuracy of population and household growth evidence and potential need for more evidence. Locally based/Parish need evidence. Evidence about second homes/holiday homes.

- Affordable housing delivery record and delivery method – whether through S106 or by other means.
- Survey people buying new homes working in the area.
- Energy performance of new stock.
- Evidence of what people want – particularly smaller properties.

### **Do you agree with the initial 'need for review'**

There was broad agreement except the need to review self-build demand and delivery, rural exceptions sites, review of delivery and barriers to delivery overall.

## Economy and town centres

Initial thinking for comment: main policy areas **for review and updating**

- Reviewing employment land development targets
- Review of employment site allocations and strategy for bringing forward employment sites
- Vision and policies for town centres in response to changing trends (including on-line retailing)

Initial thinking for comment: policy areas that need **limited or no review**

- Tourism Development; and Equestrian related development
- Rural economy / Agricultural Buildings
- Conversion of buildings in rural areas
- High-Speed Broadband

A number of contextual questions were asked by participants. First, does the Council have statistics around existing housing stock to evidence future supply? Second, is the review of the Local Plan frequent enough, particularly given global pressures and trends? Third, whether the vision for the Plan should come before the evidence gathering?

### What would you like SLDC to consider when they review this policy area?

In all the discussions a common theme concerned the need to have further engagement and consultation with the local business community including the needs of businesses. There needs to be more 'joined up thinking between community stakeholders and business'. Policy generally should be 'business friendly'. 'Flexibility' and 'positivity' were mentioned a few times. In terms of scope, feedback suggested that the topic area was wide ranging, including: town centres, regeneration and retail, the rural economy, diversification and tourism.

Other topic areas were referred to that were cross-cutting in relation to the economy and town centres. Policy areas such as the green economy, which were felt to be increasingly important going forward, as was the overarching sustainability of places and development and health and wellbeing.

The importance of the public realm and 'sense of place' in terms of local identity, heritage and culture was discussed in more than one of the workshop sessions. There was general agreement that it makes a positive contribution to the local economy, in particular the vitality of town centres. The review of policy including conservation areas, shop fronts and signage should be considered.

In town centres and out of town, feedback suggested a need for a review of uses and the mix of land use types. Policy should consider empty shops and spaces above shops for housing. The evening economy was important.

There was also general consensus for a review of existing allocated employment sites. Site review and any new site assessment should consider suitable site locations, viability and deliverability. Flexibility in terms of the types of uses on sites should be considered. Policy review should help facilitate business start-ups and rural business hubs.

Transport, connectivity and accessibility were a common theme in terms of affordable public transport, green travel plans, car parking and charging, signage, access, park and ride and the consideration of development routes.

Broadband needs to be considered: access to it and speed, particularly in terms of the rural economy and home working trends.

### **What evidence/data/reports should SLDC consider?**

It was agreed that the Local Plan should have regard to a wide range of data and evidence. A long list of possible reports and evidence was compiled throughout the discussion and included the Kendal Vision and Town Centre Strategy, retail capacity studies, business surveys, tourism reports, sector specific reports, viability evidence, broadband availability evidence, transport and travel evidence and planning policy monitoring evidence.

### **Do you agree with the initial 'need for review'?**

All three groups agreed about the need for a review and its general scope.

## Environment and climate crisis

Initial thinking for comment: main policy areas **for review and updating**

- Renewable and low carbon energy policy and requirements
- More visionary approach to green infrastructure networks
- Biodiversity net-gain policy framework
- Wider climate change policy, mitigation and adaptation
- Green gaps, and safeguarding settlement identity
- Strategic flood risk policy

Initial thinking for comment: policy areas that need **limited or no review**

- Addressing pollution and contamination
- Coastal Development and Protection
- Minerals and Waste
- Protection and enhancement landscape and settlement character

A number of questions were asked, largely around climate change and emissions, including around how baseline emissions are being measured, whether community energy will be considered, why emissions per capita are higher in South Lakeland and how bold the Council is willing to be in tackling the climate emergency. Questions around the review of Green Gaps were asked and also around why the historic environment was not being dealt with in this policy area.

### What would you like SLDC to consider when they review this policy area?

Some common themes of discussion centred on the need to consider environmental and climate change issues in a rounded and cross cutting way and not in isolation as a separate 'category' in the Local Plan. It was felt that environmental considerations should inform the overall development strategy and are key to the Local Plan. Participants requested that the climate emergency be taken seriously in the Local Plan review.

There was strong support for increasing the environmental standards of new development e.g. energy efficiency standards, incorporating renewable energy and ensuring successful sustainable drainage systems.

There was a request that the Council considers how multiple benefits can be achieved from green infrastructure for example in relation to health and wellbeing, flood risk, biodiversity and climate change mitigation/adaptation. Participants requested that the Local Plan carefully considers the role of green infrastructure and that policies are based on a thorough understanding of the network and

opportunities in South Lakeland. It was requested that the Council considers providing additional guidance and evidence on how biodiversity net gain will be achieved locally.

It was also requested that the Council consider a range of other issues in the review including reducing flood risk in new development, dark skies, tranquillity, landscape and seascape considerations, the setting of the Lake District World Heritage Site, ancient woodlands, and reducing car use.

### **What evidence/data/reports should SLDC consider?**

It was agreed that the Local Plan should have regard to emissions data and the forthcoming Cumbria study was mentioned. It was agreed that there is a need for a thorough understanding of biodiversity data and a detailed assessment and understanding of green infrastructure.

Reports, evidence and studies around marine planning, sea level rise, recreational disturbance of protected nature sites and how people engage with nature were all mentioned as sources that the Local Plan review should consider.

### **Do you agree with the initial 'need for review'?**

There was general agreement on the proposed scope of the review of this policy area and the urgency of the climate change emergency was acknowledged. There was a strong appetite for the review to be progressive in tackling the climate emergency locally.

It was suggested that environmental and climate change considerations should be the key driver in the review of Local Plan policies and should underpin all the other policy areas.

It was suggested that policies around coastal change should be subject to more of a review than suggested by SLDC, given the emerging marine plans and Cumbria Coastal Strategy.



## Health and wellbeing

Initial thinking for comment: main policy areas **for review and updating**

- Embed improving health and wellbeing in policy across the Plan
- Emphasis on active travel (walking and cycling)
- Review of open space standards which includes recreational/play provision

Initial thinking for comment: policy areas that need **limited or no review**

- Principles around Social and Community Infrastructure
- Accessible and Adaptable Homes
- Retention of Community Facilities

### What would you like SLDC to consider when they review this policy area?

Some common themes of discussion centred on the need to consider health and wellbeing across all policy areas, and it should underpin policy formulation.

There was agreement that provision of open space needs review. It was felt there is a need to consider multi-functional role of open spaces, how they support both physical and mental wellbeing, and their wider relationship in terms of responding to climate change (growing food opportunities).

There was a strong feeling community and social infrastructure should be reviewed and to consider its role in supporting the sustainability of communities. Suggestions were made on thinking more about, how the Local Plan can enable provision of facilities for shared /co-use. Social isolation was identified as a key issue, and the need to think about how the Local Plan can support creation of communities with space for interaction and connection rather than just homes.

Inclusiveness was also identified as an important issue to consider, to ensure the Plan meets needs of everyone (for example single households, young people) in matters such as access to housing, and physical access to facilities – not everyone has access to private transport.

There was a strong feeling that the Local Plan needs to include future proofed policies.

It was also requested that the Council consider a range of other issues in the review including dark skies, light/noise pollution, water quality, and the role of arts and culture and how it can contribute to health and wellbeing.

### What evidence/data/reports should SLDC consider?

There was limited discussion on the type of evidence/data/reports should consider. A general view held is the need to talk to communities, groups and identify local community needs.



### **Do you agree with the initial 'need for review'?**

There was general agreement on the proposed scope of the review of this policy area; and the need to consider health and wellbeing across all policy areas, and it should underpin policy formulation. There was a feeling that social and community infrastructure needs substantive review rather than light touch and needs to be considered in context of the future spatial strategy – services and facilities needed to support growth (settlement hierarchy).

## Priorities, Values and Trade-offs

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Participants were asked what advice they have for SLDC on how to balance the competing priorities within the plan, and make trade-offs where these are necessary. Summarised advice is as follows:

**Impossible.** Some people felt it was an impossible question to answer: it depends on too many factors including location.

**Engage widely and listen.** Using a variety of types of engagement, listen to people via the wide networks out there and public events like festivals. Focus on involving those that don't normally get involved, like young people. Ensure diverse voices to be able to make good judgements about priorities, as those that speak the loudest aren't always right. Ask communities what they think the priorities should be: remember they don't have to be the same everywhere. Be ready to listen to local people even when it doesn't fit the stated priority.

**Be transparent and open.** Be clear about what information you've relied on, so people can access the information too and understand the basis for your decisions. Even more importantly, be open and honest about the competing priorities otherwise the public and stakeholders won't understand why the council has made the decisions it has.

**Develop a priority hierarchy, a vision.** Clarify and rank the importance of priorities explicitly: combining data with political choices about what's important. If a couple of priorities are clearly most important and are supported, it makes subsequent decisions much clearer and easier. Be ready to change these priorities for particular locations. Check these priorities via engagement.

**Develop guiding principles.** Some people suggested principles in the style of priorities above. Others recommended the principles could be scored against like multi-attribute decision analysis. Each development would get certain scores for each principle/priority, allowing different trade-offs to be made depending on how the numbers stacked up. The development would only get permission if it got a certain total score. Alternatively you could use a Venn diagram approach to indicate competing benefits and their weighting.

**Look to the long term.** When faced with a choice, the council should consider what will make the difference in the long term not the short term.

**Flexibility.** Ensure the plan can respond to changing circumstances, context, and technologies: don't make it too rigid. Also be flexible about balancing the priorities otherwise very little will get built. Set out where there is flexibility and which are fixed e.g. affordable housing is currently 35%, but could it drop to 25% if the site was more sustainable?

**Viability.** Some were doubtful that any trade-off had to be made at all and insisted that developers should be required to prove on a case by case basis that they can't deliver on everything. Others felt differently, insisting that it was a real challenge to deliver everything the authority wants: good design, affordable housing, accessibility, CIL, etc. Explore relative costs of developing brown field rather than green field sites.

**Stay objective.** Some felt that planners should use policy in a black and white way and not interpret policies to make trade-offs. Others felt that this was not realistic given the complexities.

## Moving forward: requests for engagement support

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Participants were reminded about the process moving forward, and how they could be kept up to date and engaged. The facilitator asked participants if they had any requests or suggestions for the council regarding engagement. Suggestions included:

- Keep going with this level of engagement, it is well thought through and there is a good distribution of people from different parts of the community.
- Involve neighbouring parishes to the plan area in the consultation process, particularly those with overlapping services e.g. crematoriums.
- Build the capacity of young people to contribute.
- Include Kendal College in engagement with secondary schools.
- Provide 'social media friendly' resources e.g. Facebook posts that can be shared that are suitable in language content/tone for communities at grass roots level. Social media usage reaches a wider demographic and can provide real time feedback on actions and ideas, although it is acknowledged it needs managing.
- Piggy back on existing meetings of the Chamber, Local Area Partnerships, Business Improvement Districts, Equality and Diversity Partnership, Town Council, local Women's Institutes, Young Farmers, parent and toddler groups, Neighbourhood Forums.
- Be more proactive with housing developers, keep them updated throughout as they have contacts with many other groups and organisations.
- Provide simple summaries of proposals at each stage of public engagement, to assist small organisations and individuals who may not be able to digest complex documents.
- Provide employers with more clarity on how to respond to the consultation: social media, links to the website. If it's too general or unclear they're unlikely to respond.
- Send out the A4 topic theme sheets to parishes, plus the sheets that were used at the launch event. Put on the website. New Hutton Parish specifically asked for more copies of materials.
- Work hard to engage new groups and people, as often people only get involved at the last minute when development is about to happen.
- Consider a 'Citizens Assembly' to reach a cross-section of the community.

- The Council needs a strapline for the Local Plan and then need to really 'sell' it.
- Update delegates today on what events and stages are coming up: we're interested.
- Start by asking people what they want as opposed to leading the conversation. Prompt with their 'dreams and solutions' as opposed to what the council thinks.
- You don't always need face-to-face communication to request ideas and input: an email to stakeholders could also work.

## Moving forward: offers of engagement support

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Participants discussed what they could offer to SLDC by way of engagement support. Suggestions included:

- SLEDP, Buddhist Group and Inter Faith group all keen to be proactively involved.
- Pennington Parish Council offered to include something in their magazine & Facebook page, could also deliver a leaflet to go along with the newsletter - this would cover every household.
- Yorkshire Dales National Park Authority employ an ecologist and offered help and advice in the process of setting a framework for requiring net-gain in biodiversity in new development.
- Carlisle Diocese specifically said they can assist with engaging primary schools.
- CAfS - Cumbria Action for Sustainability –offered to put publicity information relating to the current consultation on their website.
- Peter Winter Town Planning Services Ltd, offered to put publicity information relating to the current consultation on their website.
- Lower Allithwaite Parish Council offered to put publicity information relating to the current consultation on their web site. The parish council's Annual Meetings are in Mid-May. Could put the Local Plan Review Early Engagement on the meeting agenda.
- Sport England – Can assist with production of playing pitch and built facility strategy. Also Sport England has a 'facilities planning model' which can be run at a small cost for Local Authorities. It can be used to run scenarios around focussing development in certain locations and understanding how it could help support facilities.

- Kendal Swifts – Can advise on supporting swifts through planning process. Can also circulate engagement material and help publicise with local groups e.g. Fellside Forum.
- Cumbria County Council – Can provide information around bus services.
- Brewery Arts Centre – offer to facilitate arts groups across district.
- Westmorland Agricultural Society – offered to promote amongst Young Farmers (southern district); and WI district-wide networks.
- Ford Park Community happy to promote the upcoming events.
- Edwin Thompson can offer figures to support retail evidence – e.g. Footfall
- Friends of the Lake District can offer tranquillity data.
- Grange Civic Society said they may be willing to host a consultation engagement session, with SLDC facilitation.
- Kendal Futures willing to help with employer engagement.

Other more general suggestions included:

- It's likely that many of the groups/networks mentioned would be willing to support the process if positively approached.
- What offers of help do you need? If you need help then please ask and we will come forward if appropriate.
- Parish Councils could put posters in village hall displays, notice boards.
- Direct people through social media, links to the website – employers will do this, draw attention to short survey.

## Close

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Cllr Brook welcomed the structured opportunities for engagement and feedback offered during the day and noted the wide ranging and constructive conversations which had taken place. He passed on thanks to everyone who took the time to attend and participate, assuring everyone that the issues raised would be taken on board. He finished by stressing that this event marked the start of a continuing process with plenty more opportunity for all stakeholders to engage and share ideas and experience to make the plan as relevant and effective as possible.

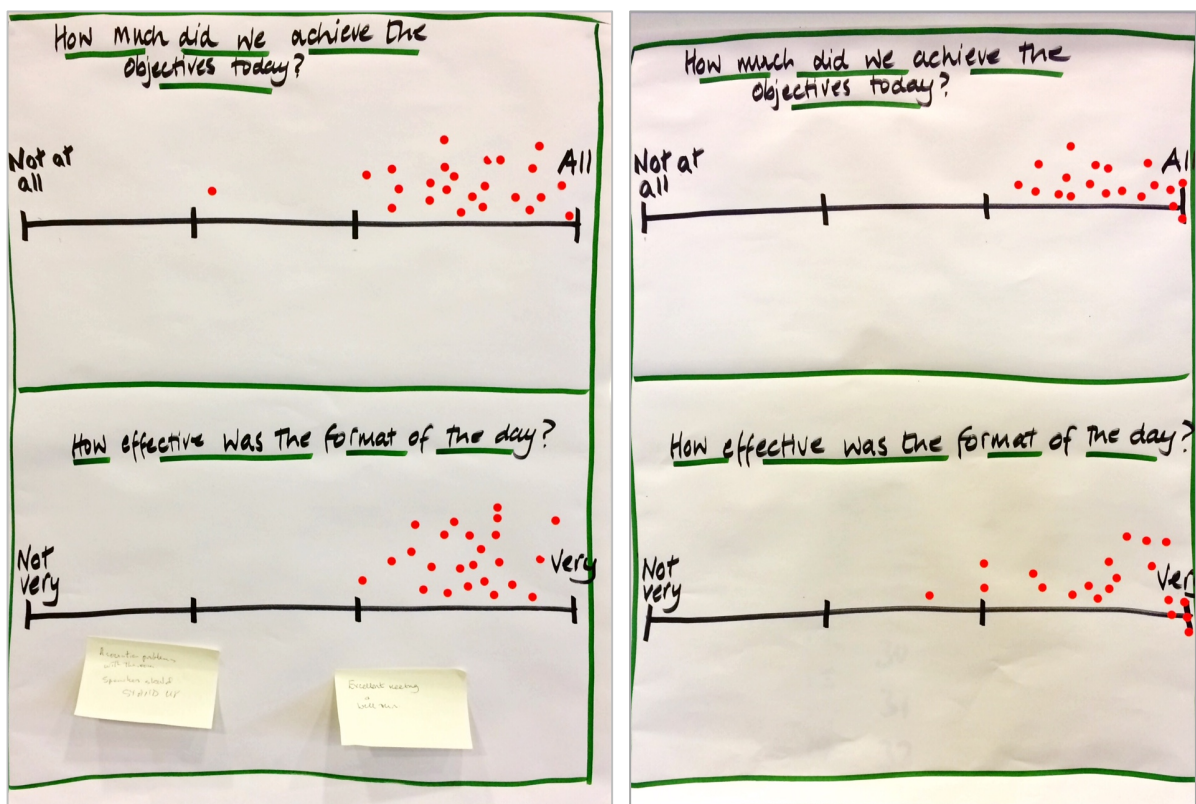


## Evaluation of the day

As participants left the meeting they were invited to answer two questions openly on evaluation scales:

1. How much did we achieve the objectives today?
2. How effective was the format of the day?

These questions were displayed by the exit door on flipcharts (one on each side of the door), for participants to stick dots on the scales accordingly. Post-it comments were added where somebody wanted to add more detail.



The two comments on post-its above read: 'acoustic problems, speakers should stand up', and 'excellent meeting, well run'.

## Appendix 1 - What's changed in South Lakeland since 2010?

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The list below is all of the post-it comments about aspects of change observed by participants in South Lakeland since 2010. These are aspects that the Local Plan review will need to accommodate and consider responding to. The groupings were created by the facilitation team on the day, but could be reordered in a variety of ways.

### Arts and Culture

- Strategic national portfolio organisations, Brewery Arts and Lakeland Arts
- Lakes Culture Lakes Alive, Lakes Ignite, Mintfest
- Kendal Vision
- Kendal in media as desirable place to live
- More arts and culture provision
- Festivals growing KMF, LICAF etc
- Festivals... Kendal Calling, Unity, Torchlight
- Continued growth, public support, funding
- Digital connectivity

### People, Health and Wellbeing

- Rise in mental health issues
- Aging demographic
- Ageing population with more health issues
- Mental health has gone up the agenda
- Lack of help and support for mental health problems
- Proposed further extension of LDNP in Furness and Cartmel peninsulas
- Diversity – refugees
- More youth engagement community in society
- Ageing population, more accessibility needed
- More interest in spirituality
- Youth depopulation
- Society increasingly urbanised and centralised



- More loneliness as families become dispersed
- Loss of A+E hospital
- Young people renting, unable to save for deposit
- Increasing elderly population, self perpetuating!
- More minority faith involvement
- 'Super-ageing', larger than average older people
- Demographic change to older population
- Clinical services advanced – to smaller town centres
- More 'urbanised' outlook and focus
- No A+E in Kendal
- Mental health and wellbeing
- Social media can exclude old, poor, most vulnerable
- Falling birth rate? Kendal primary schools merging classes and larger numbers
- Mover towards more unity
- Depopulation – young people

## Economy

- Quality of food and drink and produce and access to wider range of produce – all improved
- Loss of town centres
- Austerity
- High street, less retail more food and drink
- World Heritage site designation
- Shops closing
- More working from home, changing work and transport/movement habits
- Economic conditions and viability
- Decline in retail offer, nationals
- Even higher levels retired cohort, no improvement affordability
- Far more atomised society
- Businesses closing
- Changing high streets and composition
- Reduced ownership by young people
- Tourism in both summer and winter
- Online shopping
- Continued lack of 'quality' jobs
- Poor shopping offer especially for youth
- More remote working
- Supermarket locations – have to drive
- Harder to find and attract staff
- HIMS
- Lack of SLDC staff for enforcement
- Low unemployment but are young/skilled people leaving?
- Amazon and ebay mean less local shopping
- More charity shops
- More central control of planning policy
- Austerity

- Decline in council funding
- More supermarkets
- Glaxo retreating in Ulverston
- Out of town shops, less choice of shops in town
- Growth without harming character of settlements
- More supermarkets and less specialised shops
- Growth in tourism

## Housing

- Need more homes built to eco home standards
- Reduced affordability of housing
- Building costs have increased at above rate of inflation
- Need for specialist housing i.e. bungalows
- Affordability and access to housing for local people
- 2<sup>nd</sup> homes
- Housing demand changes
- Stalled housing sites outside main settlements
- Decline in household size
- More housing
- House prices have continued to increase
- Housing growth and infrastructure keeping pace
- New houses built with solar panels
- Building on brownfield going down, and greenfield going up – not good
- More 2<sup>nd</sup> homes
- More houses, less buses
- Affordable housing - % is always reduced
- Housing? Has needs been met?
- Increased traffic levels
- Planning consents take twice as long to get

## Climate and Natural Environment

- Protecting green space
- Net zero target by 2050
- Increased heavy rainfall events
- Climate emergency
- Impact of flooding
- Warnings of ecological collapse and decreasing biodiversity
- Landscape and seascape
- Further climate change
- Climate awareness
- Warmer summers
- Increasing uncertainty over flooding issues
- Biodiversity recovery needed: loss of habitats and species
- Flooding
- Climate and ecological emergency declared
- World Heritage site designation
- Further flooding
- More tourists: people and traffic
- Lack of road maintenance
- Inaction over conservation area plans
- Flooding
- Storms! Desmond and others: social impact and on employers
- Increased rainfall and in winter months
- Climate change
- Light pollution
- Regulations changing after climate emergency
- Decline in wildlife habitat
- Flooding
- Increased wealth disparity

- People are more aware of climate change
- Increase in non-native alien species in both land and water
- Increased risk of flooding
- Climate change
- Increased flooding
- More floods
- More austerity
- Good leadership
- More green initiatives from communities
- Mandatory biodiversity, net gain
- Business and private property development on flood plain
- Flooding
- Wetter winters

### Transport, roads and parking

- Car use increasing
- Pot holes
- Increase traffic
- Urban air quality decreasing also near rural roads
- Buses – none after 5pm or none at all
- Too much focus on cars and roads
- Traffic and bureaucracy
- Increase in traffic pollution e.g. diesel vehicles
- Pot hole repairs are poor
- Increased rail travel
- Roads poor condition
- Too many cars
- Too few buses
- Increase in electric vehicles
- Parking

- More traffic
- Increase use of renewable energy
- Decline in public transport
- Pot holes
- Teenagers (17+) own a car and need to park
- Pot holes and road drain cleaning
- Lots more traffic lights
- Loss of funding road bus services
- New Road common green space
- Increased car ownership
- More tourists, people traffic
- Lack of road maintenance
- Inaction over conservation plans
- Loss of free parking
- Lot more tarmac
- Fewer buses
- Parking is at a premium and not free
- Would a park and ride benefit local towns?
- Traffic!
- More housing – services catching up?
- Families of 4 5 or 6 own 4 5 or 6 cars

## Wider policies

- Education: falling rolls
- Maintaining character and vitality of town centres
- More diversity and involvement
- Priority towns, funding imbalance, Kendal and Ulverston
- YDNP extended, Lunedale, Casterton and Barbon
- Stronger enforcement on retrospective planning permissions
- Dales National Park extended

- Wider use of Mayor's Parlour Kendal
- Loss of regional planning
- Increase in permitted development
- Equality Act
- Brexit
- Communication issues!
- Expansion of settlements but many have reduced services
- Heritage led regeneration Burton in Kendal
- Energy and resource consumption has increased
- Lack of available Council funding
- LPA has become very slow to respond
- LDNPA local plan reduced
- A lot more cars
- Brexit implications
- Kendal College become number 1 college in country
- Drops in funding, link volunteers
- Lack of interaction between council and private bodies
- Lack on localised facilities e.g. health
- Lack of places for youth to gather, unless they have money
- Loss of funding for youth
- Tighter, more consistent decisions on listed building applications
- Lack of protection for conservation areas
- Increased use of technology and internet for shopping and business
- Much reduced financial support by SLDC for local councils
- Changes to commercial driving businesses



## Appendix 2 – Policy area summary

Policy Area	What we think should be the main focus for review and updating	What we think needs limited or no review
The Right Development in the Right Place	<ul style="list-style-type: none"> <li>Current settlement hierarchy of Principal, Key and Local Service Centres; and whether to retain development boundaries</li> <li>Sharing growth between Principal, Key and Local Service Centres, small villages and the open countryside – how to meet local needs across the district</li> <li>Standards for achieving quality design and sustainability</li> <li>Identify infrastructure needs (including transport and utilities), to support planned development (site allocations), and how they will be delivered - mechanisms</li> </ul>	<ul style="list-style-type: none"> <li>Efficient use of land – density of development</li> <li>Arnsdale and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (but need to consider interaction of district-wide strategic policies with the AONB)</li> <li>Advertisements, Signs and Shopfronts</li> <li>Sustainable Development Principles</li> <li>Parking and rights of way</li> <li>Historic Environment</li> </ul>
Meeting Housing Needs	<ul style="list-style-type: none"> <li>A revised annual housing target for new plan period</li> <li>Requirements for types and mix of housing for different sectors of population, including affordable housing and housing for older people</li> <li>Housing allocation sites – refreshing the supply to 2040</li> </ul>	<ul style="list-style-type: none"> <li>Self-build and Custom Build Housing</li> <li>Gypsies, Travellers and Travelling Showpeople Accommodation</li> <li>Rural Exception Sites</li> <li>Essential dwellings for workers in the countryside</li> </ul>
Growing the Economy and supporting Town Centres	<ul style="list-style-type: none"> <li>Reviewing employment land development targets</li> <li>Review of employment site allocations and strategy for bringing forward employment sites</li> <li>Vision and policies for town centres in response to changing trends (including on-line retailing)</li> </ul>	<ul style="list-style-type: none"> <li>Tourism Development; and Equestrian related development</li> <li>Rural economy / Agricultural Buildings</li> <li>Conversion of buildings in rural areas</li> <li>High-Speed Broadband</li> </ul>

Policy Area	What we think should be the main focus for review and updating	What we think needs limited or no review
Protecting the environment and tackling the Climate Crisis	<ul style="list-style-type: none"> <li>• Renewable and low carbon energy policy and requirements</li> <li>• More visionary approach to green infrastructure networks</li> <li>• Biodiversity net-gain policy framework</li> <li>• Wider climate change policy, mitigation and adaptation</li> <li>• Green gaps, and safeguarding settlement identity</li> <li>• Strategic flood risk policy</li> </ul>	<ul style="list-style-type: none"> <li>• Addressing pollution and contamination</li> <li>• Coastal Development and Protection</li> <li>• Minerals and Waste</li> <li>• Protection and enhancement landscape and settlement character</li> </ul>
Supporting Health and Wellbeing	<ul style="list-style-type: none"> <li>• Embed improving health and wellbeing in policy across the Plan</li> <li>• Emphasis on active travel (walking and cycling)</li> <li>• Review of open space standards which includes recreational/play provision</li> </ul>	<ul style="list-style-type: none"> <li>• Principles around Social and Community Infrastructure</li> <li>• Accessible and Adaptable Homes</li> <li>• Retention of Community Facilities</li> </ul>



## Appendix 3 - Attendees

Organisation	Name
Applethwaite Ltd / Eric Wright Group	Richard Calderbank
Arnside & Silverdale AONB Partnership	Sue Hunter
Barrow Borough Council	Helen Houston
Beetham Parish Council	Peter Greifenberg
Brewery Arts Centre	Miriam Randall
Brookhouse Group	Tom Whitehead
Burneside Parish Council	Pennie Ridyard
Burton-in-Kendal Parish Council	Jane Hopwood
Carlisle Diocese	Vanessa O'Dea
Cartmel Village Society	David Crabtree
Cumbria Action for Sustainability	Karen Mitchell
Cumbria County Council	Shamus Giles
Cumbria County Council	Mark Hodgkiss
Cumbria County Council	Guy Kenyon
Cumbria Local Enterprise Partnership	David Hughes
Cumbria Tourism	Dan Visser
Davis & Bowring	Henry Armitage
Edwin Thompson	Jack Sykes
Egton with Newland, Mansriggs & Osmotherley Parish Council	Brian Campbell
EH Booths Ltd.	Julie Newell
Ford Park Community Group	Jill Salmon
Friends of the Lake District	Lorayne Woodend Wall
Genesis Homes	John Blue
Graham Anthony Associates	Jake Salisbury
Grange Town Council	Roger Handley
Grange-over-Sands Civic Society	Frank McCall
Greener Ulverston	Steve Johnson
Highways England	Ryan Billinge
Historic England	Henry Cumbers
Home Group	Jo Smailes
Homes for Ulverston	Valerie Holden

Organisation	Name
Houghton Parkhouse Ltd	Pam Houghton
Housing and Care 21	James Hogarth
Hutton Roof Parish Council	Jacky Chaplow
Igloo Regeneration	David Roberts
Kendal Futures	Paula Scott
Kendal Swifts	Rosalind Taylor
Kendal Town Council	Doug Rathbone
Kirkby Lonsdale & District Civic Society	Mike Butcher
Lake District Estates	Stuart Hunter
Lakes Line Community Rail Partnership	Kerstin Esbjornsson
Lambert Smith Hampton	Matt Messenger
Lancaster City Council	Maurice Brophy
Lower Allithwaite Parish Council	Phil Turner
Natland Parish Council	David Peters
Natural England	John Dixon
Oakmere Homes	Gary Middlebrook
Old Hutton, New Hutton & Holmescales Parish Council	Arthur Robinson
Pennington Parish Council	Angela Scrogam
Peter Winter Town Planning Services	Peter Winter
PFK Planning	Kayleigh Lancaster
Russel Armer Ltd	Richard Wood
Russell Armer Ltd / Kendal Futures	Martyn Nicholson
South Lakeland District Council	Simon Blyth
South Lakeland District Council	Cllr Jonathan Brook
South Lakeland District Council	Laura Chamberlain
South Lakeland District Council	Belinda Fettis
South Lakeland District Council	Hannah Girvan
South Lakeland District Council	Dan Hudson
South Lakeland District Council	Damian Law
South Lakeland District Council	Ruth Leahy
South Lakeland District Council	Alastair McNeill
South Lakeland District Council	Elizabeth Scott-Clarke
South Lakeland District Council	Matt Williams
South Lakeland Equality and Diversity Partnership	Jacquetta Gomes



Shaping our future



SOUTH LAKELAND LOCAL PLAN 2040

Organisation	Name
South Lakes Action on Climate Change	Angela Lovett
South Lakes Housing	Mark Dutton
South Lakes Interfaith Forum	Karen O'Donaghue
Sport England	Janet Belfield
Steven Abbott Associates	Harry Tonge
Ulverston BID	Justin Wales
Ulverston Civic Society	Janet Hancock
United Utilities	Gemma Gaskell
Westmorland Agricultural Society	Christine Knipe
Yorkshire Dales National Park	Peter Stockton



Shaping our future



SOUTH LAKELAND **LOCAL PLAN** 2040

## Appendix 4 – Workstation posters

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# The right development in the right place

Shaping our future



SOUTH LAKE LAND LOCAL PLAN 2040

## Some key facts and issues:

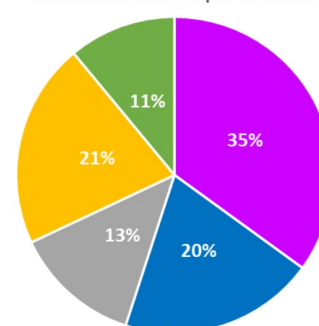
- The **majority of recent development has taken place in Kendal and Ulverston** (58% of housebuilding since 2003).
- In South Lakeland the **average travel time to 8 key services is 25.9 minutes by public transport/walking, 22.1 minutes by cycle and 12.5 minutes by car**. The average figures across England are 18 minutes by public transport, 15 minutes by cycle and 11 minutes by car.
- **39% of households have 2 or more cars**, which is much higher than across the North West as a whole. This figure increased by more than 4% between 2001 and 2011.
- **In 2018/19 £257,277 of Community Infrastructure Levy (CIL) receipts were received**. CIL is a charge on new development that developers pay to the Council to help fund infrastructure. **Parish/Town Councils received £34,876 of CIL income in 2018/2019**.
- Creation of high quality buildings and places is fundamental to what the planning and development process should achieve, and that **good design is a key aspect of sustainable development**.
- The government has just published a **National Design Guide** to help planning authorities require better design in new developments.
- In a survey of owners of recently-built houses undertaken by the Council in 2017 positive feedback was received in relation to the design quality of new homes. However, some people raised design-related concerns around accessibility for visually impaired people, parking issues and the quality of open space and landscaping.
- The Council has prepared **14 Development Briefs** for large sites allocated in the Local Plan to provide additional guidance to help secure high quality design on these sites.
- The **Cumbria Development Design Guide** provides design guidance for developers in relation to factors such as road design, lighting, landscaping, parking and sustainable drainage to ensure that new residential and commercial development creates high quality places.
- The Local Plan area **has 10 Conservation Areas** and appraisals have been prepared for each. **Conservation Area Management Plans** are in preparation for the Cartmel and Burton-in-Kendal Conservation Areas.
- There are **1,064 listed buildings, 59 Scheduled Monuments and 4 Registered Parks and Gardens** in the planning authority area. The district has a wealth of locally important historic buildings and the preparation of a '**local list**' of these 'non-designated' heritage assets has commenced.
- There are **16 heritage assets identified as being 'at risk'** on Historic England's national register in the district, including 2 listed buildings, 13 scheduled monuments and the Burton-in-Kendal Conservation Area.

## What does the Local Plan say about 'the right development in the right place'?

- It has sought to direct the majority of new development to the most sustainable locations in the district that have the best accessibility by walking, cycling and public transport.
- It sets out 'spatial strategies' for Kendal, Ulverston, the Cartmel Peninsula and the 'East' (Milnthorpe and Kirkby Lonsdale) to set out long term strategies for how those areas should develop over time.
- It allocates a wide range of housing and employment sites for development, and identifies areas that should be protected from development (e.g. 'Green Gaps')
- It ensures that new development can be accessed safely and that the transport network has the capacity to accommodate it.
- It allows for new development where the infrastructure needs it may generate will be provided can be demonstrated (electricity/gas, surface and foul water disposal).
- It specifies where improvements to infrastructure may be needed to support development, utilising Section 106 agreements, Community Infrastructure Levy and other sources of funding to deliver it, in conjunction with delivery partners. The Local Plan is accompanied by an 'Infrastructure Delivery Plan'.
- It seeks to protect and enhance our valuable historic environment, including all designated and non-designated heritage assets.
- It requires new development to be locally distinctive and to demonstrate how it reflects local character through for example its choice of materials, positioning, size and design features.
- It requires new development to be designed in a way that fits in well with, and complements its local landscape setting and natural environment.
- It encourages innovative and contemporary design where this complements local character.

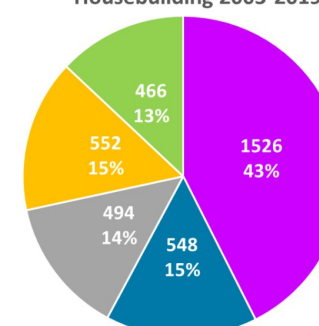
Where does the current Local Plan direct new housebuilding to?

Current Local Plan Proposed Distribution



Where has housing development taken place 2003-2019?

Housebuilding 2003-2019



- Kendal
- Ulverston
- Key Service Centres (Kirkby Lonsdale, Grange-over-Sands, Milnthorpe)
- Local Service Centres
- Rural areas

Current Settlement Hierarchy

### Principal Service Centres:

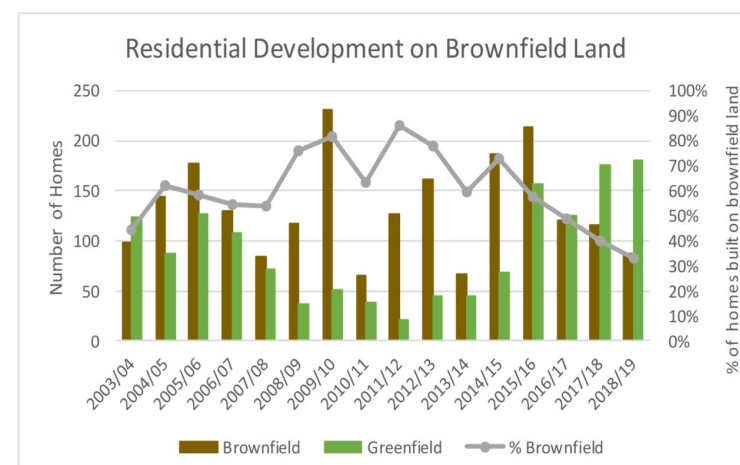
- Kendal
- Ulverston

### Key Service Centres:

- Grange-over-Sands
- Milnthorpe
- Kirkby Lonsdale

### Current Local Service Centres:

- Burneside
- Oxenholme
- Natland
- Swarthmoor
- Allithwaite
- Cartmel
- Levens
- Endmoor
- Sandside/Storth
- Holme
- Arnside
- Burton-in-Kendal
- Flookburgh/Cark
- Penny Bridge/Greenodd
- Broughton-in-Furness
- Kirkby-in-Furness
- Great/Little Urswick



## What does this mean for the Local Plan Review?

- We need to review our overall approach to how we should plan for growth, including the overall **scale of development** and where it should take place, including **reviewing the settlement hierarchy and how growth is shared** across settlements.
- We need to **use information about infrastructure to help determine the development strategy**; and where best to direct new development, to ensure it can be supported by the infrastructure needs it may generate.
- We need to **review how infrastructure needed to support the development strategy can be delivered**, being clear about the needs associated with different types of development in different locations and the role that developer contributions can play in providing it.
- The Local Plan Review offers an opportunity to **review our current design policies** and consider whether they have been effective in securing high quality design in new development, for example by reviewing recently completed developments.
- The Local Plan Review offers an **opportunity to reconsider the strategic and more detailed policies on the historic environment** and to update these with reference to the revised planning policy and guidance.



# Meeting housing needs

## Some key facts and issues:

- **1,999 new homes have been built** in South Lakeland since the current Local Plan was adopted (2010), averaging 222 per year. This includes **505 affordable homes**.
- Over the past 5 years an **average of 286 homes have been built each year**.
- On average, **homes in South Lakeland cost over 8 times the average household income level**. (SL: 8.34, England 8, Cumbria 5.62, NW 5.86)
- Around **80% of employed people who live in South Lakeland also work here**.
- A recent survey showed **that most houses (70%) being built here are bought by people already living in South Lakeland**.
- The proportion of **privately rented homes has increased** and the **proportion of homeowners with mortgages has decreased**. Almost 45% of homes in South Lakeland are owned outright.
- The district has a **higher proportion of larger and detached homes** than nationally.
- Our **population has grown by 819 people since 2010**. This has been driven by people moving into the area from other parts of the UK. Deaths outnumber births in South Lakeland and **without people moving into the area our population would be in decline**.
- Projections suggest the **number of households in the Local Plan area could increase by up to around 5,600 between 2016 and 2036** and our **population could increase by up to around 7,500 people**.
- A recent study has calculated our **housing need to be up to 290 homes per year** for the next twenty years, taking into account population forecasts, economic growth forecasts and longer term migration trends.
- By 2036 **it is estimated that 10,000 more residents will be aged over 65** in South Lakeland.

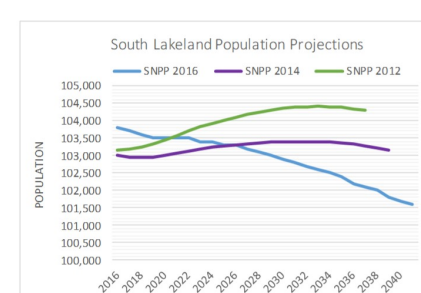
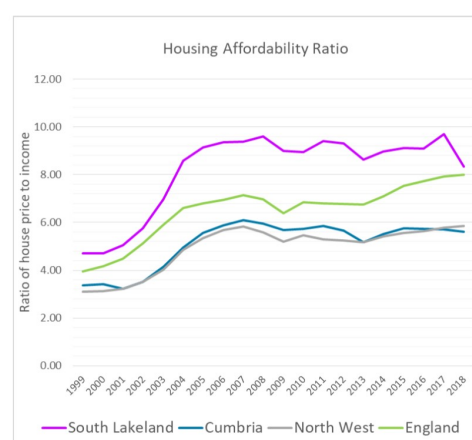
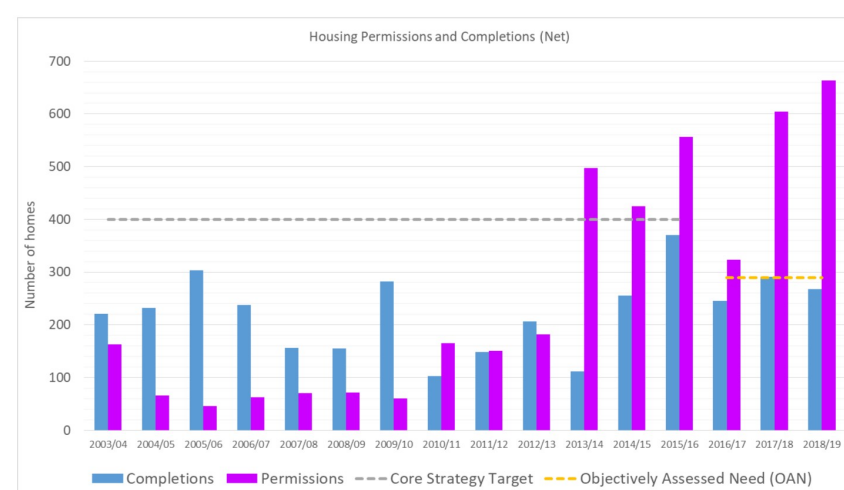
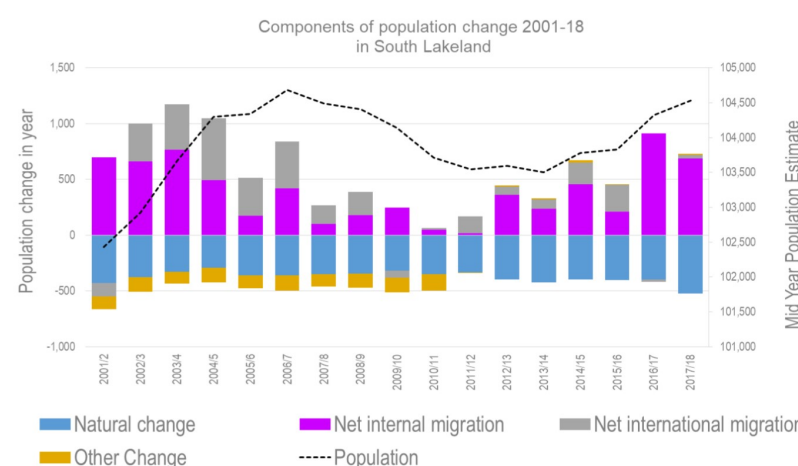
## What does our existing Local Plan say about housing?

- It includes a housing target of 400 homes to be built per year, but this figure is in need of review, as it doesn't reflect our current evidence on housing need and population trends.
- It requires 35% of new homes to be affordable, with a mix of affordable rent and 'intermediate' affordable houses (discounted sale or shared ownership).
- It requires new development to offer a range of housing types and sizes to reflect local needs and it promotes the building of housing specifically suited to older people, for example extra care housing.
- It allows affordable housing to be built in the countryside outside villages as an 'exception' where there is a strong local need, and allows homes to be built by people who have an essential need to live in the countryside.
- It allocates sites for almost 4,500 houses up to 2025, and identifies potential 'broad locations' for an additional 800 homes in the longer term. Around 550 homes have been built on these allocated sites since 2013.
- It promotes self-build housing and allows small scale appropriate housing in and next to small villages and hamlets.
- It requires all new homes to be built to higher standards to make sure they are more accessible and adaptable for people as their needs and mobility change over time.

Shaping our future



SOUTH LAKELAND LOCAL PLAN 2040



## What does this mean for the Local Plan Review?

- We need to set a revised target for new homes that reflects local need. This should take into account the government's population and household growth predictions and local affordability issues. It can also look at issues around economic growth plans and the need to increase our working age population. The government has set a standard formula for calculating housing need but because our planning authority boundary doesn't match the district boundary we are able to use a different approach, as long as we can show that it is based on robust evidence and logical assumptions.
- We need to review our approach to the types and amount of affordable housing we require new developments to provide. We will look at how our policy has been working and the types of affordable housing that have been delivered.
- We need to ensure that suitable housing is provided for our significantly ageing population for example specialist housing such as extra care housing.
- We also need to review whether our current Local Plan is ensuring the housing needs of different people are being met, for example people looking to build their own home, people wanting to buy their first home, people looking to rent, and people that need to live in rural areas.



# Growing the economy and supporting town centres

Shaping our future



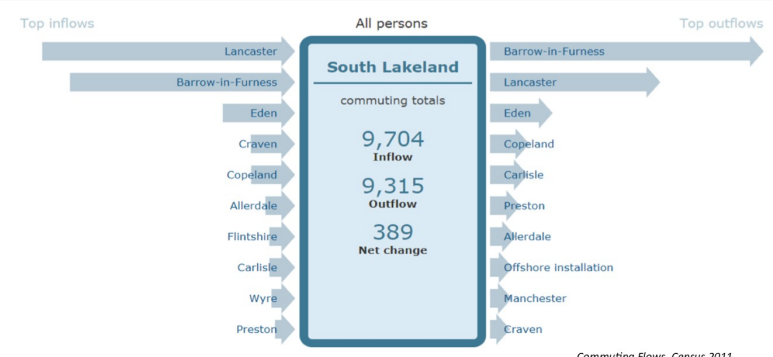
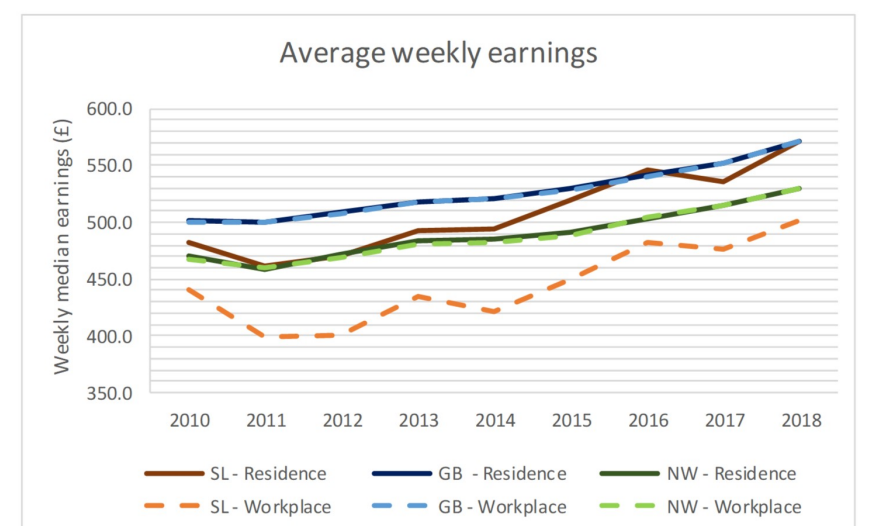
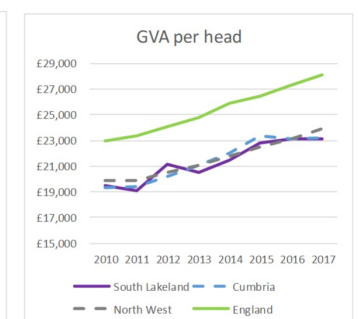
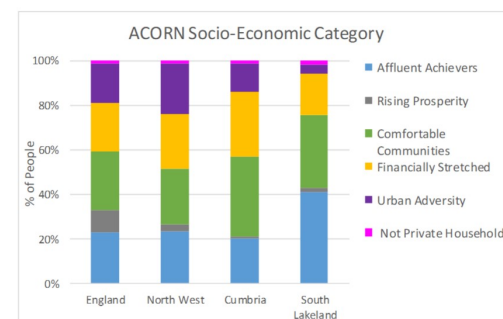
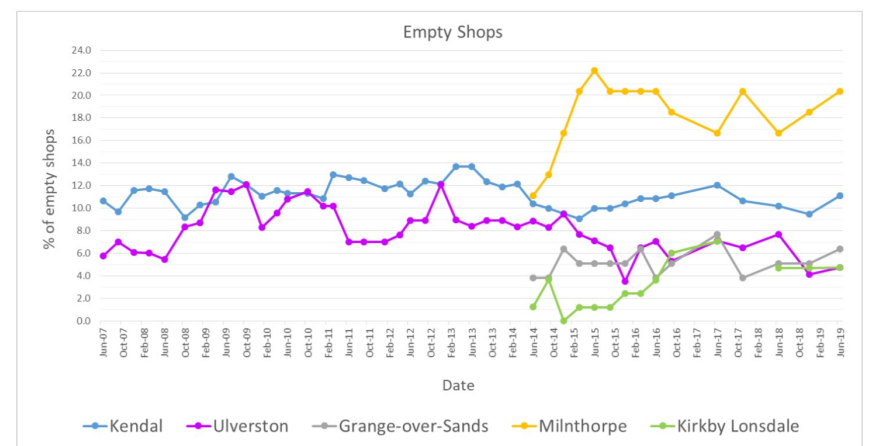
SOUTH LAKELAND LOCAL PLAN 2040

## Some key facts and issues:

- There are **almost 6,500 businesses in the district**, with most employing fewer than 10 people.
- South Lakeland is **generally prosperous, with 40% of households being classed as 'affluent achievers'** compared to just 23% across England.
- 86% of our working age population is in employment and **unemployment is low** - under 2% compared with 4% for the North West.
- There are **1.03 jobs for every working age person** living in South Lakeland, compared with 0.83 across the North West.
- On average, **jobs in South Lakeland pay £501 per week**, whilst **people who live here earn £571 a week**. This suggests some people who live here work in higher paid jobs outside the district.
- The main sectors that people work in are **accommodation and food, retail, health and manufacturing**.
- The **three-year survival rate for new businesses (63%) is much higher than the national rate (55%)**.
- Our **high streets have fewer empty shops than across the North West (8% compared with 12% regionally)**.
- Over the last five years **about 5,700 square metres of employment and business floor space have been lost to other uses** such as housing.
- At the end of the **2018/2019 monitoring period more than 54 hectares of land were available for employment development**.
- Over the last five years **about 4,500 square metres (net) of additional employment floor space was completed** in total.
- In 2018, **tourism provided South Lakeland with 16,177 full time equivalent jobs**, up 1.5% on 2017.

## What does our existing Local Plan say about the economy and employment?

- It gives a target for 4 hectares of employment land to be developed every year between 2010 and 2025, and sets out plans to develop new local employment sites, business and science parks and major employment sites.
- It allocates 60 hectares of land to be developed for employment and businesses uses.
- It identifies 53 'existing employment areas' which are generally business parks or industrial areas providing local employment, and requires that these areas remain in employment uses rather than being redeveloped for other uses.
- It supports appropriate proposals for rural diversification to encourage economic growth in our countryside areas, and encourages the conversion of rural buildings to employment uses.
- It seeks to make sure that our town centres remain vibrant and successful, by ensuring that the main shopping streets continue to have a retail focus, whilst allowing some of the streets further from the main centre to have a wider variety of uses such as cafes and leisure uses.
- It seeks to restrict out of town shopping that could harm our town centres by reducing the number of people visiting them.
- It supports new tourism development where it will help develop the local economy and where any negative impacts can be avoided or minimised.



## What does this mean for the Local Plan Review?

- An average of approximately 0.7 hectares of employment land has been developed per year since 2013, which falls well below the 4 hectare target in the Local Plan. We therefore need to understand why employment development hasn't come forward as expected.
- We need to update our evidence on how much land is needed for future employment development, and look at the sites we currently have allocated in the Local Plan to decide whether they still remain suitable for employment development and consider ways in which we can help ensure they are built on.
- We need to consider whether our policies for town centres are flexible enough to allow them to respond to changing high street trends and shopping patterns, and how much scope there is for additional housing in town centres.



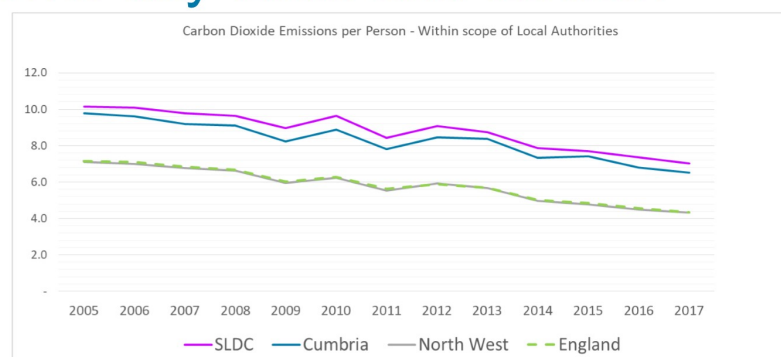
# Protecting the environment and tackling the climate crisis

Shaping our future



SOUTH LAKELAND LOCAL PLAN 2040

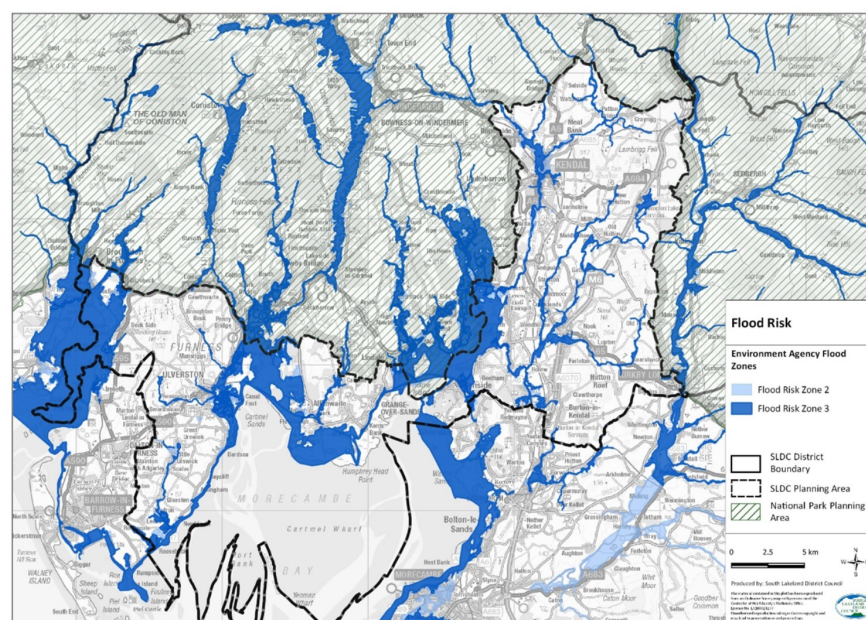
## Some key facts and issues:



- The government has **committed to making the UK zero carbon by 2050** through the Climate Change Act.
- The world is **not on track to keep global temperature rise well below 2°C**, as set in the Paris Agreement.
- **UK annual temperatures are predicted to rise by between 0.5°C and 2.7°C** above the 1981-2000 baseline, depending on global emissions.
- **Carbon dioxide emissions are 7 tonnes per person** per year in South Lakeland. This compares with 4.3 tonnes per person nationally and 6.5 tonnes across Cumbria.
- About a **quarter of carbon dioxide emissions in South Lakeland come from housing**, a **third from transport** and almost **40% from industry**.
- South Lakeland District Council has declared a **climate emergency** and will shortly be publishing its **Climate Change Action Plan**.
- There is **54MW of renewable energy generating capacity** installed in South Lakeland, with almost 70% of this being onshore wind and almost a quarter being solar.
- **More than 2,000 homes and 350 businesses were flooded in 2015** in South Lakeland during Storm Desmond.
- **More than 7,200 homes and about 2,300 businesses are at risk of flooding** from rivers or the sea (Environment Agency Flood Zones 2 or 3). That's almost 18% of residential properties in the Local Plan area.

## What does our existing Local Plan say about our environment?

- It recognises that climate change is a threat to South Lakeland and states that opportunities must be taken to mitigate against and adapt to climate change through new development.
- It directs development away from areas at risk of flooding to protect people from the impacts of climate change, and requires climate change to be considered when assessing the flood risk in new development proposals.
- It promotes sustainable construction and design in new development to reduce emissions and the environmental impact of new development.
- It supports renewable energy generation in appropriate locations to reduce reliance on fossil fuels.
- It directs most development to the most sustainable locations where people have more options to travel by walking, cycling or public transport, to try and reduce carbon emissions from transport.
- It recognises the role of green infrastructure and the natural environment to help mitigate and adapt to climate change.
- It requires sustainable drainage systems (SuDS) in new developments.
- It requires new development to protect and enhance the natural environment, most notably the European protected sites, to ensure there is no harm to habitats or species.
- It seeks to protect and enhance the district's green space network.
- It ensures that new development respects and responds to the area's special landscape qualities.
- It aims to protect natural features that contribute positively to the local environment including trees.
- It requires new development to deliver net gains for biodiversity.
- It requires any potential contamination or pollution impacts of new development to be properly assessed and to be avoided, minimised and mitigated.



- There are **six European protected sites for nature conservation** within our Local Plan Area (LPA).
- **98.5% of the LPA's Sites of Specific Scientific Interest are in 'favourable' or 'unfavourable recovering' condition** (88.6% favourable, 9.9% 'unfavourable recovering'). This is better than Cumbrian (90.8%) and National (93.1%) levels.
- The **LPA contains part of the Arnsdale and Silverdale Area of Outstanding Natural Beauty** and lies **adjacent to and within the setting of the Lake District Yorkshire Dales National Parks**.
- Out of 28 rivers flowing through our Local Plan area, **water quality in 17 of our rivers is good with 11 in a moderate state and 1 in a bad state**.
- Within the LPA, there are **340 public open spaces amounting to 227 hectares and 102 private amenity open spaces amounting to 156 hectares**.
- In our Local Plan area, **since 2003 59% of new homes have been built on previously developed (brownfield) land**.
- Our Local Plan area has **varied and special landscapes** including coastal and estuary landscapes, limestone landscapes, valleys, drumlins, moorlands, fells and upland fringes.
- Nationally, wildlife and biodiversity are in decline, and **15% of species are threatened with extinction**.
- There is an **air quality management area in Kendal**, and one monitoring site (Lowther Street, Kendal) continues to exceed air quality objectives for nitrogen dioxide, but only by a small margin.

## What does this mean for the Local Plan Review?

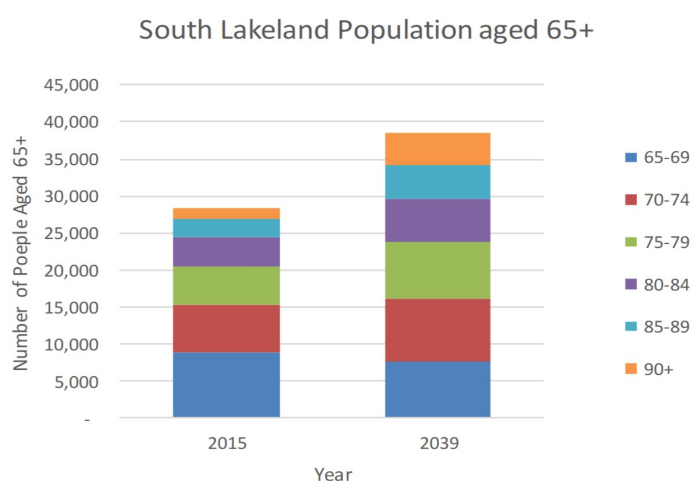
- National planning policy requires us to secure **radical reductions in greenhouse gas emissions**. We should set a carbon dioxide reductions target and set out how we will measure progress. We need to review our existing policies to see if they go far enough in ensuring greenhouse gas emissions are reduced.
- We need to update our local flood risk information and **understand how climate change will impact on flood risk** in future.
- We need to consider if and how we can **raise the energy efficiency of new buildings**, which will depend on the outcome of the government's 'Future Homes Standard' consultation.
- We need to consider whether we are doing enough in our Local Plan to **promote renewable energy generation** and whether we should identify 'suitable areas' for renewable energy in our area.
- We need to consider the potential effects that the Local Plan Review may have for the continued protection and enhancement of the natural environment, including **safeguarding particular habitats and species**.
- We need to identify how new development can contribute to the delivery of **net gains for biodiversity**.
- We need to ensure that policies and the development strategy **continue to protect and enhance the natural environment**.



# Supporting health and wellbeing

## Some key facts and issues:

- **Life expectancy for men and women in South Lakeland (Male: 81.5, Female: 84.6) is higher than the England average (Male: 79.5, Female: 83.1).**
- South Lakeland has a significantly older population than other regions: **28% of the district's population is aged over 65, compared with 18% nationally.**
- There will be around a **70% increase in the number of people living with dementia** in South Lakeland by 2036.
- The 2011 census revealed that **18.8% of the district's population live with a long term health problem or disability** that limits their day to day activities.
- Although considered relatively less deprived at a national level, the district has small areas with concentrations of deprivation. **Some parts of Kendal and Ulverston fall within the 40% most deprived areas in the country.**
- South Lakeland scores **significantly worse than the England average on alcohol related hospital stays for under 18s**, and the **number of people killed or seriously injured on the roads.**
- 2011 Census figures show that the District has a **higher proportion of houses without central heating than the national average.**
- South Lakeland is generally a safe place to live, **with a low annual crime rate of 52 per 1,000 population** compared to over 75 in Cumbria as a whole.
- Over the three-year period 2015 to 2018, **1 in 5 children in South Lakeland were overweight when they started primary school and 3 in 10 were overweight when they left primary school.**
- **Over 50% (52.5%) of the adult population is overweight.**



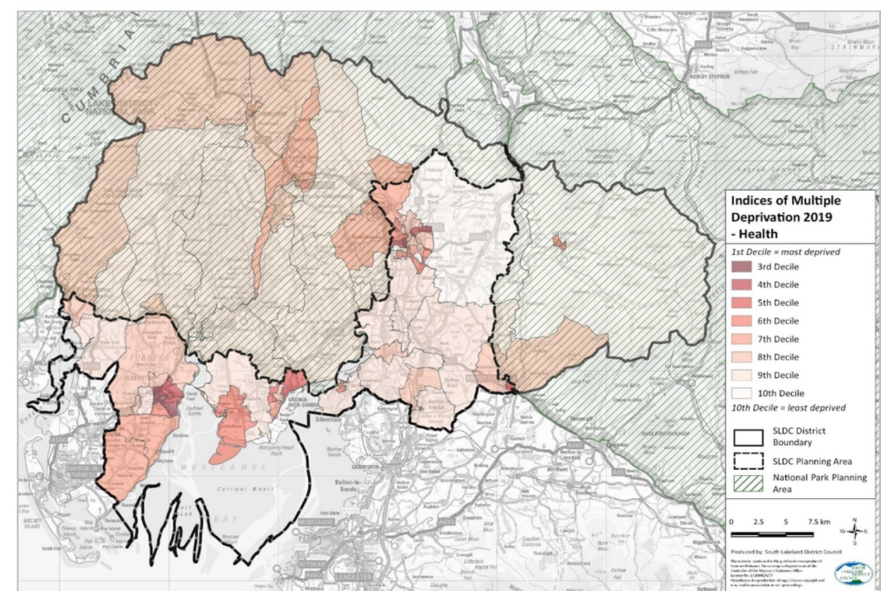
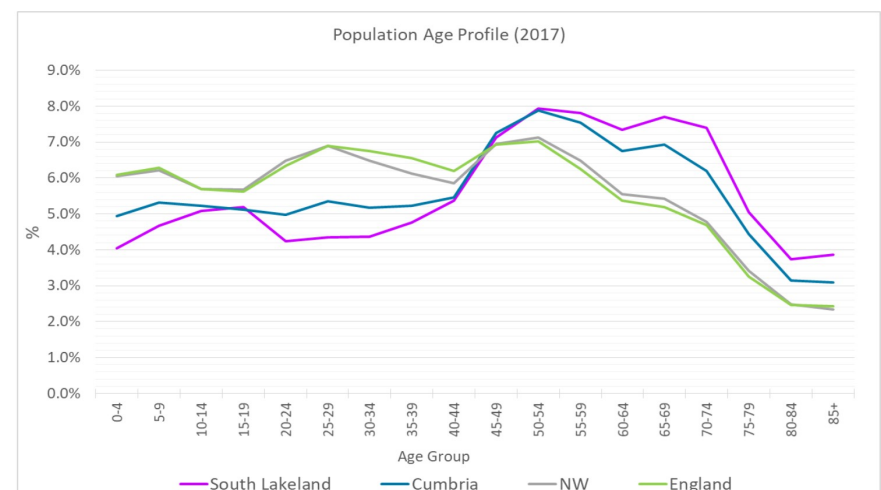
## What does our existing Local Plan say about health and wellbeing?

- It seeks to enable and support healthy lifestyles through the provision of safe and accessible green space, sufficient provision of sports facilities and allotments and by encouraging walking and cycling.
- It recognises the role of health and community facilities in supporting health and wellbeing. It seeks to ensure the delivery of health and community facilities to support new development.
- It seeks to ensure that the design of new development contributes to the health and wellbeing of our communities, for example through good provision of green infrastructure, walking and cycling routes and accessible housing layout design.
- It requires all new homes to be built to higher Building Regulations standards to make sure they are more accessible and can be more easily adapted as people's needs change throughout their lifetime.

Shaping our future



SOUTH LAKELAND LOCAL PLAN 2040



## What does this mean for the Local Plan Review?

- We need to include planning policies that will aim to ensure that all development contributes to better health and wellbeing.
- We need to create high-quality, inclusive environments that support people in making healthy health choices by encouraging development proposals that maximise the opportunity for walking and cycling, social interaction, sport and physical activity. This includes providing accessible local services, facilities and jobs, a network of useable green spaces and convenient public transport facilities. To do this we first need to assess the quality and quantity of leisure and recreation facilities, the connectivity of open spaces and active travel routes (footpaths, bridleways, byways and cycle routes) that already exist.
- We need to ensure that development is of a high quality design which takes into account lifetime quality, creates safe and accessible environments and minimises potential harm from environmental hazards such as pollution and climate change.
- We need to ensure that new housing is accessible in terms of internal space standards and that homes are adaptable for the life course of the occupants.
- We need to support the development of new/enhanced healthcare infrastructure.
- We need to improve quality of life by addressing social inequalities and deprivation.