



Shaping our future



SOUTH LAKELAND LOCAL PLAN 2040

South Lakeland Local Plan Review

Housing and Employment

Call for Sites

Background Information and Guidance

Important Note: This document **must be read before submitting a site** through the call for sites exercise as it contains important information and guidance.

The submission of a site **does not mean that the site will be allocated**. Decisions on future allocations will be made through the Local Plan review process having regard to development needs and sustainable development principles, and will be informed by detailed site assessment work and community and stakeholder engagement.

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www.southlakeland.gov.uk



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1 Background Information

1.1 Brief background to the Local Plan Review

- 1.1.1 South Lakeland District Council is starting a review of its Local Plan, which currently comprises of the following development plan documents (DPDs):
- Core Strategy (adopted 2010)
 - Land Allocations (adopted 2013)
 - Development Management Policies (adopted 2019)
 - Arnside and Silverdale AONB Local Plan (adopted 2019)
- 1.1.2 This review is needed to ensure the Local Plan remains up to date, taking into account changes in local circumstances and priorities, new evidence and updated national policy and guidance. National planning policy requires planning authorities to review their Local Plans at least once every five years and update them as necessary.
- 1.1.3 It is not proposed that the Local Plan for the Arnside and Silverdale AONB will form part of the review given its recent adoption date. It is proposed that the Core Strategy, Land Allocations and Development Management Policies DPDs will be reviewed, updated where necessary and combined into a single Local Plan. Some of these updated policies may however also apply within the Arnside and Silverdale AONB.
- 1.1.4 The Council is currently at the early evidence gathering and scoping stage and updating some key evidence base documents, and undertaking some informal early engagement activity. It is working towards a public 'Issues and Options' consultation (Regulation 18) in early 2021.
- 1.1.5 The Council is currently finalising the timetable for the Local Plan Review and is updating its Local Development Scheme. It is anticipated that the updated Local Plan will be adopted in late 2023 and will cover the plan period 2016-2040. More information on the Local Plan review can be found on the Council's [website](#)¹.

1.2 Purpose and scope of the Call for Sites

- 1.2.1 The Call for Sites exercise will inform two key pieces of evidence for the Local Plan review: the Strategic Housing Land Availability Assessment (SHLAA) and the Employment Land and Premises Review (ELPR). The purpose of the Call for Sites is to gain up to date information about land that has potential for housing,

¹ <https://www.southlakeland.gov.uk/LocalPlanReview>

employment or mixed uses, so it can be included in the two studies and be considered for potential allocation through the Local Plan review.

1.2.2 The Council is inviting submissions for sites which could be suitable for:

- Housing (including specialist housing e.g. homes for the elderly)
- Nursing and care homes and residential institutions (use class C2)
- Offices (use class B1a)
- Research and development (B1b)
- Light industry (B1c)
- General industry (B2)
- Storage and distribution (B8)
- Mixed use sites containing an element of the above uses

1.2.3 The submission of a site through the call for sites exercise **does not mean that the site will be allocated**. Once submitted, sites will be subject to assessment using a consistent methodology and criteria either in the Strategic Housing Land Availability Assessment or Employment Land and Premises Review. These two studies will then inform the Local Plan review process by providing information on sites' potential suitability and deliverability. Drafts of these studies will be available for consultation in early 2021.

1.2.4 Through the Local Plan review process the sites in these studies will be subject to more detailed site assessment, Sustainability Appraisal and community and stakeholder consultation. Decisions on whether sites will ultimately be allocated for development will be taken through the Local Plan review process having regard to development needs, sustainability principles and stakeholder and community feedback. The call for sites is therefore just the start of the process.

1.2.5 Given that the Local Plan Review will not include the Arnsdale and Silverdale AONB we are not seeking additional site suggestions in this area.

1.3 What do we currently know about the amount and type of development land that will be needed?

1.3.1 Whilst this is an open Call for Sites exercise to inform two key evidence base studies at the very early stages of the Local Plan review, it is important to set it within the context of our current understanding of development needs and land supply in the district.

1.3.2 The new Local Plan will extend to 2040 and will set out the development needs over that time period and how they will be met, including an updated housing requirement and employment land target and updated allocations.

Housing

- 1.3.3 The Council's most up to date understanding of local housing need is contained within its 2017 Strategic Housing Market Assessment. This identified an objectively assessed need for up to an additional 290 homes per year over the period 2016-2036. The 290 figure was at the top end of the range presented in the study, but was thought to most likely to reflect a reasonable view about the need for housing due to being based on longer term migration trends and economic forecasts.
- 1.3.4 The government has introduced a standardised methodology for calculating local housing need based on demographic projections and an affordability adjustment. The standard method results in a figure of 192 dwellings per year for South Lakeland, which covers the whole of the district including those parts falling within the national parks. For plan-making purposes national planning practice guidance advises that where strategic policy making boundaries do not align with local authority boundaries (on which the standard method calculation is based) authorities can identify a housing need figure using a method determined locally, but in doing so will need to consider the best available information on anticipated changes in households and local affordability levels.
- 1.3.5 The adopted Local Plan includes a housing requirement figure of 400 dwellings per year (Core Strategy Policy CS6.1) over the plan period 2003-2025. This figure is considered to be in need of review given the housing needs evidence presented in the SHMA, and one of the main issues for the Local Plan will be to determine an updated housing requirement figure.
- 1.3.6 Taking into account the SHMA's assessment of housing need, and the assessment of land supply contained in the latest published Housing Land Annual Position Statement, it results in the following long term housing land supply position at 31 March 2019:

Long Term Housing Land Supply Calculation	Figure
a) Housing Requirement 2016-2040 (290 dwellings per year)	6960
b) Net completions 2016-2019	804
c) Residual Requirement 2019-2040	6156
d) Total Housing Land Supply, comprising: Large Site Planning Permissions (1270) Small Site Planning Permissions (384) Unconsented Land Allocations (3106) Additional Windfall Allowance 2019-24 (327) Additional Small Site Windfall Estimate 2024-2040 (1376)	6463
e) Overall Housing Land Supply Surplus	307



- 1.3.7 Of the total supply of 6,463 units, 2,506 are considered to be deliverable within the first five years, equating to 7.73 year supply based on the OAN housing need figure of 290 dwellings per year, and 14.92 years when using the standardised method, with a national park adjustment². It is also worth noting that the Council's first Housing Delivery Test Result was 205% demonstrating that the Council is delivering significantly more homes than the government requires it to.
- 1.3.8 The information above demonstrates a substantial existing land supply, with an identified supply of 6,463 units to meet a need for 6,156 homes to 2040. In addition to the identified supply above, some 'broad locations' for long term development are identified in the Land Allocations plan with an estimated capacity of around 800 units.
- 1.3.9 It should be noted however that a significant proportion of the long term supply is in the form of unconsented land allocations from the current Local Plan. As part of the SHLAA and Local Plan review we will be reviewing current unpermitted housing allocations and the additional broad locations to determine whether they remain suitable, available and achievable for development in the plan period. For sites that are currently allocated but where development proposals are not well advanced, and where owners wish for them to retain their allocated status in the updated Local Plan, information should be submitted through the Call for Sites exercise to provide up to date evidence on their suitability, availability and achievability.
- 1.3.10 Site promoters should consider the above context when submitting sites in the call for sites and only submit sites that can be demonstrated to be suitable for development, and that are available and achievable, and perform well in sustainability terms.

Employment

- 1.3.11 The Core Strategy (Policy CS7.2) set a total employment land requirement of 60 hectares for the period 2003-2025. The forthcoming Employment Land and Premises Review will consider the future needs for employment land for the new plan period to 2040 and an updated employment land requirement will be determined through the Local Plan review.
- 1.3.12 The Land Allocations DPD allocated a range of employment sites to meet the Core Strategy target, including strategic employment sites for major employers, business/science park sites for high quality office uses and knowledge based industries, and local employment sites for general needs and start-ups. The Land Allocations DPD also allocated a number of mixed use sites including a proportion of employment land.

² Please refer to the 2019 Housing Land Annual Position Statement for full details.

- 1.3.13 The majority of the land allocated for employment uses in the Land Allocations DPD is yet to be developed, resulting in a significant remaining supply of almost 55 hectares available employment land comprising:
- Strategic Employment Sites: 11.2 hectares
 - Business/Science Park: 11.2 hectares
 - Local Employment Sites: 32.2 hectares
- 1.3.14 The forthcoming Employment Land and Premises Review will assess the suitability and deliverability of current allocated sites and the Local Plan Review will review the current allocations and consider the need for alternative or additional sites.

1.4 Types of candidate sites

- 1.4.1 A wide range of types and sizes of sites will make up the portfolio of development land to meet needs in the Local Plan review, however we would particularly welcome the following types of sites through the Call for Sites:

Town Centre Regeneration opportunities

- 1.4.2 We would welcome site submissions for housing and employment sites that will contribute to the viability and vitality of the district's town centres, and submissions should demonstrate how these sites could be viably delivered. National planning policy recognises that residential development can play an important role in ensuring the vitality of centres and should be encouraged on appropriate sites. The Local Plan Review will be reviewing the policy approach for town centres to ensure that they can grow and diversify and respond flexibly to changes in retail and leisure industries.

Sites in and at the edge of the most sustainable settlements

- 1.4.3 As part of the Local Plan Review we will be reviewing the hierarchy of settlements and the spatial strategy for distributing development across the district. Sustainability will be a key influence in this review and we will therefore welcome sites that can demonstrate that they are accessible to services and facilities and will make a meaningful contribution to maintaining and creating sustainable communities.
- 1.4.4 The current spatial strategy (Core Strategy Policy CS1.2) directs the majority of new development (55%) to the most sustainable locations of principal service centres of Kendal and Ulverston. It distributes 13% to the key service centres (Grange-over-Sands, Milnthorpe and Kirkby Lonsdale), 21% to the 17 local service centres, and 11% to the network of smaller villages and hamlets. The table below shows how residential development since 2003 has been distributed across the area and how it compares with the spatial strategy.

Settlement hierarchy	Core Strategy Distribution Of Development	Actual Distribution (Completions 2003-19)
PSC	55%	58%
KSC	13%	14%
LSC	21%	15%
Rural	11%	13%

1.4.5 Whilst the spatial strategy and distribution of new development will be one of the issues under review in the Local Plan Review, it is likely that the emphasis will remain on directing development to the most sustainable settlements. New development sites in the countryside, away from service centres and distant from services and public transport connections are likely to score more poorly in sustainability terms and are therefore not encouraged through this Call for Sites exercise.

1.4.6 The existing service centres identified in the Core Strategy are:

- **Principal Service Centres:** Kendal and Ulverston
- **Key Service Centres:** Kirkby Lonsdale, Grange-over-Sands and Milnthorpe
- **Local Service Centres³:** Burneside, Oxenholme, Natland, Swarthmorr, Allithwaite, Cartmel, Levens, Endmoor, Holme, Burton-in-Kendal, Flookburgh/Cark, Penny Bridge/Greenodd, Broughton-in-Furness, Kirkby-in-Furness and Great/Little Urswick.

Brownfield opportunities

1.4.7 We annually update our Brownfield Land Register and would welcome site suggestions for developable brownfield sites. National policy requires local authorities to make the most efficient use of land and the Local Plan review will seek to make the most of brownfield opportunities for new development.

Small sites

1.4.8 The National Planning Policy Framework includes a requirement for 10% of local authorities' housing requirement to be met on sites under one hectare. We will therefore welcome site suggestions for sites between 0.2 hectares and one hectare.

Mixed use sites

1.4.9 The National Planning Policy Framework recognises that encouraging a mix of uses in areas can help deliver a range of benefits including fostering social inclusion, reducing the need to travel, achieving well designed places, and

³ The Core Strategy also identified Sandside/Storth and Arnside, but this element of the policy has been superseded by the development strategy in the Arnside and Silverdale AONB Local Plan.

promoting town centre vitality. Site suggestions for mixed use developments containing an element of housing or employment will be welcomed through this call for sites, particularly where it is demonstrated that mixed use sites will deliver positive local outcomes and will help secure viable development.

2 Guidance for Submitting Sites

2.1 Introduction

- 2.1.1 Sites must be submitted using the standard form and have regard to the background information and guidance contained in this document and on the form. A separate submission should be made for each site.
- 2.1.2 The standard form will be made available electronically as an online form through our website and we would encourage as many people to use this method as possible to enable us to analyse and publish submissions more efficiently. The online form allows users to save their responses and complete them at a later point, and will provide a pdf report of the form upon completion. Upon request we can provide a copy of the form to be filled in by hand.
- 2.1.3 The online form requests a range of information about sites to help us understand whether they are suitable and available for development. The type of information required is summarised below. It is recommended that before starting to fill in the online form the following information is researched. If anyone submitting a site for consideration would like further advice on how to complete the form they can contact the Strategy team using the contact details at the end of this report.

2.2 Guidance on completing the form

Site Size Threshold

- 2.2.1 Sites proposed for residential development should be **at least 0.2ha** or be able to accommodate **5 dwellings**.
- 2.2.2 Sites proposed for employment development should be **at least 0.25ha** or capable of accommodating at least **500 square metres of employment floor space**.

Location Map

- 2.2.3 Submissions must be accompanied by a map clearly showing the proposed site as a red line boundary on an Ordnance Survey base map at a clear scale. This can be uploaded to the online form.



Ownership

- 2.2.4 Proof of ownership must be provided for all land marked on the site plan, contact details for owners should be provided and if the site is being proposed by someone other than the owner, written confirmation must be provided by the owner that they are willing to make the site available for the proposed use.
- 2.2.5 Additionally if any third party adjacent land is required to facilitate vehicular access or sustainable travel links such as cycling and walking routes, or to make infrastructure connections, evidence should be provided that this will not present a barrier to the development of the site and the submission should outline any actions that have been or will be undertaken to address the issue.

Supporting Studies

- 2.2.6 Site promoters are strongly encouraged to submit any relevant technical reports or assessments that have been undertaken to demonstrate the suitability and deliverability of sites. These may include studies such as transport assessments, landscape and visual assessments, flood risk assessments, Phase 1 habitats surveys, tree surveys etc. These can be uploaded to the online form or emailed separately to the Strategy team.

Site Information, Constraints and Impacts

- 2.2.7 The form requires information on the following range of issues, to help us understand whether the site is likely to be suitable for development for the proposed use.

Highways Access

- 2.2.8 Site promoters will need to state whether safe access to the road network can be achieved, and if possible mark potential access points on a map. We will also seek the advice of Cumbria County Council as the local highways authority on this matter.

Topography and Land Stability

- 2.2.9 Site promoters will need to describe any topographical constraints such as steeply sloping areas or potential land instability due to geology or previous uses. This will help us understand whether there are constraints that may make the site more difficult or costly to develop.

Utilities Infrastructure

- 2.2.10 Site promoters will need to describe any installations that may present a constraint such as pylons or overhead wires, and also provide information on which utilities are available to the site or could be readily provided, for example mains sewerage, fibre broadband etc.

Landscape features

- 2.2.11 Site promoters will need to describe any landscape features on the site such as watercourses, drystone walls or hedgerows. This will help us understand the current landscape character of the site. The form also requires information on whether there are trees protected by tree preservation orders (TPOs) on or near the site. This information can be obtained from the Council's Development Management service.

Flood risk

- 2.2.12 Site promoters will need to provide information on flood risk, and in particular identify which Environment Agency Flood Zone the site lies within and whether it is at risk of surface water flooding. This information can be found on the Environment Agency's online [flood risk mapping](#)⁴. If flood risk assessment work has been undertaken by the site promoter this should be submitted.

Pollution, contamination and hazards

- 2.2.13 Site promoters should identify any potential sources of pollution or contamination based on their knowledge of the site and its history, and any local pollution generators, and also any known major hazards nearby such as high pressure pipelines. We will also liaise with Council's Environmental Protection team and the Health and Safety Executive as we review the submitted sites.

Biodiversity and Geodiversity

- 2.2.14 Site promoters will need to identify any designated or locally important nature or geology sites within or adjacent to the site, and also whether the site might provide habitats for protected species such as badgers and bats. The interactive '[MAGIC](#)' map⁵ will assist with this question, as it provides map based information on a range of environmental and historic designations. The Council also has an [interactive map](#)⁶ where designations can be viewed. Any ecological assessment or habitats survey undertaken for the site should be submitted if available.

Accessibility

- 2.2.15 Site promoters will need to describe how easily a range of services and facilities such as schools, shops, sports facilities etc. can be accessed by walking or public transport, so that we can understand whether sites are sustainably located and can help reduce the need to travel to meet daily needs.

⁴ <https://flood-map-for-planning.service.gov.uk/>

⁵ <http://www.natureonthemap.naturalengland.org.uk/>

⁶ <https://my.southlakeland.gov.uk/mysouthlakeland.aspx>



Public Rights of Way

- 2.2.16 Site promoters will need to record whether any public rights of way pass through or close to the site. An illustrative map of rights of way in Cumbria can be viewed on Cumbria County Council's [website](#)⁷ and the legal definitive rights of way map can be viewed by appointment using the contact details on CCC's website.

Access rights

- 2.2.17 Site promoters will need to record whether there are any legal access rights over the land, such as whether it is common land or open access land. This can be viewed on Natural England's '[MAGIC](#)' [interactive map](#)⁸.

Heritage Assets

- 2.2.18 Site promoters will need to record whether there are any designated heritage assets within or near the site, such as listed buildings, conservation areas or scheduled monuments. Designated assets can be viewed on Historic England's [online map](#)⁹. Maps of the conservation areas within South Lakeland's planning authority area can be viewed on the Council's [website](#)¹⁰.

Sustainability benefits of the proposed site

- 2.2.19 Site promoters will be asked to explain how the site that they are promoting will help deliver social, economic and environmental benefits for communities in South Lakeland. In particular promoters should consider carefully how the development of the site would respond to the climate emergency that has been declared by the Council, and how it will help mitigate and adapt to the changing climate.

Site Achievability

- 2.2.20 Site promoters will need to required information on when the site could realistically be developed and provide information on what steps have been undertaken to progress its development. Promoters will need to identify any issues that could impact on the deliverability of the site and outline how they would address them.

⁷ https://www.cumbria.gov.uk/roads-transport/public-transport-road-safety/countryside-access/Definitive_Map/Definitive_Map.asp

⁸ <http://www.natureonthemap.naturalengland.org.uk/>

⁹ <https://historicengland.org.uk/listing/the-list/map-search>

¹⁰ <https://www.southlakeland.gov.uk/planning-and-building/conservation/conservation-areas/>



3 Next Steps

- 3.1.1 This Call for Sites exercise will close on **Friday 18 September 2020**. All the sites received will be then be assessed using a consistent methodology through the Strategic Housing Land Availability Assessment and Employment Land and Premises Review studies.
- 3.1.2 It is intended that drafts of these studies will accompany public consultation on the Local Plan review in early 2021, and it is anticipated that there may be further call for sites opportunities as the plan progresses.
- 3.1.3 As scoping work on the Local Plan review and other evidence areas progresses future call for sites exercises may be broadened to include a wider range of uses such as retail, leisure, community uses, flood storage and management, local green spaces etc. as we gain a greater understanding of the likely need for these land uses over the plan period.
- 3.1.4 Any sites proposed for allocation arising from the Call for Sites and housing and employment land studies will be subject to full public consultation through future consultation stages of the Local Plan review.

4 Further Information

- 4.1.1 Further information about the South Lakeland Local Plan can be found on the Council's [website](#)¹¹.
- 4.1.2 If you have a question about the Call for Sites or Local Plan review please contact the Council's Strategy team by:
 - Email: developmentplans@southlakeland.gov.uk
 - Telephone: 01539 793388

¹¹ <https://www.southlakeland.gov.uk/LocalPlan>