



Shaping our future



SOUTH LAKELAND **LOCAL PLAN** 2040

# Local Plan Review

## Issues and Options

## External Stakeholder Workshop

Wednesday 14th July 2021

[www.southlakeland.gov.uk](http://www.southlakeland.gov.uk)



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# 1 Introduction

This is a report of a stakeholder workshop hosted by South Lakeland District Council (SLDC) to introduce the Issues and Options developed in the review of the Local Plan. The meeting was held on the online platform MS Teams on Wednesday 14<sup>th</sup> July 2021. 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. All the meeting materials were presented and recorded on an [online whiteboard<sup>1</sup>](#), where stakeholders could add their own points and questions using a “sticky note” function. The whiteboard remained open for viewing after the meeting.

## 1.1 Welcome, Cllr Chaffey, Housing Portfolio Holder, SLDC

Cllr Chaffey thanked everyone for taking the time to attend. She described how this workshop was an opportunity for SLDC to introduce the Issues and Options developed as part of the Local Plan Review, and to gain feedback from the diverse range of stakeholders in the meeting. This was the start of the process, and she encouraged attendees to submit formal responses to the consultation, which is open until the 30th September 2021. Cllr Chaffey handed over to Rhuari Bennett, the facilitator from 3KQ, to lead the rest of the day.

## 1.2 Meeting objectives

Rhuari outlined the objectives for the day as follows:

- Update stakeholders on progress with the Local Plan review and the current ‘Issues and Options’ consultation, including key issues and matters being addressed in the consultation.
- Provide an opportunity for stakeholders to ask questions about process, content, and how they can be involved.
- Allow stakeholders to discuss the key themes in the consultation and share informal feedback.
- Clarify how stakeholders can submit formal consultation submissions, and how the consultation is publicised.

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<sup>1</sup> <https://app.conceptboard.com/board/ctt9-e0g6-9tyz-y26t-8mkr>



## 1.3 Agenda

The workshop ran from 9.15am until 12.30pm and comprised:

- Welcome from Cllr Helen Chaffey
- Orientation and introduction
- Update presentation
- Discussion slot 1 (Each discussion follows the same format with an update presentation from SLDC topic lead followed by facilitated discussion)
- Discussion slot 2
- Round up - topic leads give 60sec response to the discussions they heard
- Publicity - What can participants offer to help publicise the consultation?
- Close: feedback survey, thanks and close from Cllr Helen Chaffey



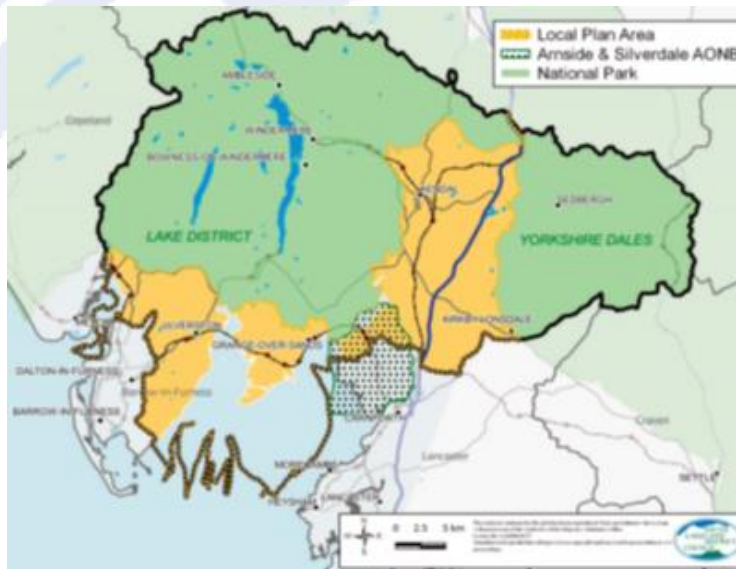
## 2 South Lakeland Local Plan Review: Issues and Options presentation

### South Lakeland Local Plan Review: Issues and Options Consultation - Briefing -



- we are **progressing the review** of the Local Plan for South Lakeland, outside the National Parks.
- and commencing **issues and options stage** consultation with stakeholders and communities - end of June to 30 September.
- the updated Local Plan will cover the **period to 2040**
- this briefing introduces the **main themes** in the Issues and Options, our **approach to engagement** and **how you can help**.

## South Lakeland – Local Plan Area



## What is the South Lakeland Local Plan?



- sets a **vision and framework** for how the district will develop to 2040
- Identifies development **sites**, areas for **protection**, and sets **policies** to guide decisions on planning applications
- **Infrastructure** - transport, health, education, parks, green spaces.
- South Lakeland Local Plan comprises:
  - Core Strategy (2010)
  - Land Allocations DPD (2013)
  - Development Management Policies DPD (DM DPD, 2019)
  - Arnsdale and Silverdale AONB DPD (March 2019)
- To be combined into a **single Local Plan**, except for AONB DPD.

## Why review the Local Plan?



- To 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?
  - Developing new policy responses to **climate change crisis** eg energy efficiency in buildings and on site generation
  - Revised **housing target** and mix and type of housing
  - **Distribution** of development; & **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**.

## Why Progress the Review Now?



- Local Government reform – possible unitary authority
- Planning White Paper – major changes to the system
- Core Strategy is now a decade old
- If we delay, a new local plan for a new authority under a reformed system will take a long time to prepare
- We need an up-to-date plan to have greatest influence on development
- Any new authority will be able to adopt a plan for South Lakeland
- Strong message from Government to push ahead with plan making
- Policy vacuum risk – lost planning appeals

## What is the Issues and Options Stage?



- Builds on early engagement in 2020, taking account of views expressed so far, as set out in our Consultation Statement



- Now seeking views on proposed policy options and approaches to the identified key issues, grouped under 8 overarching themes:

## Vision, Objectives and Priorities



- consultation begins by inviting views on a draft **vision** (below) for the district by 2040; **8 objectives** and the key issue of **priorities** and **viability**.
  - "South Lakeland is at the centre of a Morecambe Bay Economic Region at the cutting edge of delivering sustainable economic growth in North of England with homes, high value jobs, world class knowledge and exceptional quality of life.
  - South Lakeland has a balanced community housing a growing working age population and providing the best possible quality of life for all age groups.
  - South Lakeland is a fairer district where everyone has access to the same opportunities, life chances & potential to lead safe, healthy, happy, fulfilled lives.
  - South Lakeland is a more beautiful, quieter and cleaner district leading the way to net zero with more comfortable, warmer and safer homes, cleaner air and water, more wildlife, more trees and more jobs in a thriving sustainable economy and an environmental quality and quality of life that is recognised as the best in England."

## Issues and Options – Main Themes



## Consultation – Main Activities



- Virtual **Consultation Room** – display panels, welcome videos and **on-line survey**
- **Face-to-Face Drop-In Events** planned for September (*subject to any restrictions*)
- **Talk and ask questions** to a Planning Officer - online at set times via MS Teams or on the phone
- Facilitated **stakeholder consultation** event
- Meetings with **Town and Parish Councils** via MS Teams
- Consulting **local schools** with suitable material
- Material at **Kendal Town Hall** and all local **libraries**
- On line responses encouraged, but **letters** and paper **response forms** accepted.

## Consultation – Main Material



- The main Issues and Options report
- The Display Panels in Virtual Consultation Room
- Summary Leaflet and Response Form
- Posters/Flyers (A5 or A4)

### Key Supporting Documents

Consultation Statement	Sustainability Appraisal Scoping Report
Policy Review Document	Call for Sites 2020: Submitted Sites
Housing Topic Paper	Settlement Services and Accessibility Assessment

## Way Forward



- **SLDC will:**
  - take account of views from the Stakeholder event
  - hold meetings with Town and Parish Councils
  - arrange meetings with Stakeholders – 1:1 & groups
- **How Can You Help?**
  - respond to the consultation by Thursday 30 September
  - [www.southlakeland.gov.uk/LocalPlanReviewIO](http://www.southlakeland.gov.uk/LocalPlanReviewIO)
  - help facilitate local or topic engagement and discussion
- **For Queries contact us:**
  - tel 01539 733333
  - [development.plans@southlakeland.gov.uk](mailto:development.plans@southlakeland.gov.uk)

## 2.1 Questions of clarification

2.1.1 Q. Tackling climate change is central to the plan - given variation in wage rates should we ensure skills and well-paid jobs are optimised too?

A. Climate change is one of 4 priorities across the plan - it's a balance

2.1.2 Q. Helpful to find out how the council is encouraging normal people to have access to the plan?

A. Aim to reach people and we have been working closely with comms team, social media, twitter, school surveys and spreading the word. We have also tried to make the material user friendly by developing the virtual consultation room.

You will also receive South Lakeland News which will explain how to engage with this process

2.1.3 Q. Concerns expressed over the resourcing of the planning team who will be implementing this plan

A. Distinction between local plan and the development management side, we have been through a transformation process e.g. new software. There have been issues but I hope it is now on the right track


## 3 Discussion of Options and Issues across themes

Participants selected two discussion groups, each covering 1 or 2 themes out of the 8 key themes in the Local Plan review. In each break-out group session, participants were given an update presentation by an SLDC lead member of staff, utilising the relevant display panels from the virtual consultation room. They could then discuss key questions verbally in the breakout group, or by adding “sticky notes” under key questions on the conceptboard. A summary of each discussion is included below, followed by a transcript of the sticky note contributions.




*A screenshot of the whiteboard showing participants' sticky note contributions to each theme.*

## 4 Theme 1: Tackling Climate Change & Theme 8: Enhancing the Natural and Built Environment



### Theme 1: Tackling Climate Change



**What is the Local Plan trying to achieve?**

“To ensure that new development plays its part in achieving a Carbon Neutral Cumbria by 2037 and that environments and communities are adaptable and resilient to climate change”

Rising levels of greenhouse gases are causing warmer temperatures, rising sea levels and more extreme weather events like floods and droughts. This is a threat to us all.

By law the UK must reach 'net zero' greenhouse gas emissions by 2050 and here in South Lakeland we have gone further as a Council, by declaring a **climate emergency** and setting our own target of the district becoming net zero by 2037.

**What issues and options are we looking at?**

**Reducing Greenhouse Gas Emissions from New Buildings**

We are considering how the Local Plan can help reduce carbon emissions from new buildings. An option is to set higher local standards for new buildings in South Lakeland than those set nationally through Building Regulations.

**Sustainable Construction and Design**

We are considering strengthening our policies that require new buildings to be designed and constructed in environmentally sustainable ways. We're also thinking about producing extra guidance for developers on this topic.

**Promoting Renewable Energy**

We are considering whether our Local Plan should offer more support for renewable energy projects. This includes considering whether to map the areas that we think are appropriate for renewable energy generation such as wind turbines and solar panels.

**Resilient Landscapes**

We are looking to introduce a policy to encourage our landscapes to be used to help manage and adapt to climate change. For example encouraging natural flood management upstream of towns and improving habitat areas.





**Flood Risk**

We are updating our flood risk evidence to help us understand the areas at risk of flooding now and in the future, using new computer flood models developed after the 2015 floods. We will take this into account when we are considering new sites for development in the Local Plan.

**Planning for climate change**

We think the Local Plan should:


- Ensure that the Council's carbon reduction target is incorporated in the Local Plan
- Make it clear that new development should play its part in responding to the climate crisis.
- Support community energy schemes and micro-regeneration
- Require developers to explain how their proposals will address climate change issues when they apply for planning permission
- Support the retrofitting of existing buildings for example renewable energy or energy efficiency improvements.
- Monitor the carbon emissions in our area so we know if we are on track to meet our zero carbon target.
- Ensure that new developments are resilient to the impacts of climate changing, including measures to improve flood resilience and to prevent over-heating.

**Have Your Say!**

Read more about this topic in our Issues and Options report and answer our survey.

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## Theme 8: Enhancing the Natural and Built Environment



### What is the Local Plan trying to achieve?

"To protect and enhance the district's varied and high quality environment, including through quality design: including its natural landscapes, green infrastructure and biodiversity, as well as its rich historic built environment and cultural assets"

### What issues and options are we looking at?

#### Protecting Special Landscapes

We are considering extra design guidance to help ensure that development does not harm the setting of the Yorkshire Dales and Lake District National Parks and the Arnsdale and Silverdale AONB.

#### Protecting and Enhancing Nature Conservation

South Lakeland is rich in important habitats and species. We are thinking of strengthening Local Plan policy and preparing guidance to introduce the Government's proposal for 10% net gain in biodiversity in new development, to ensure wildlife habitats are improved through new development.

#### Coastal Development and Protection

South Lakeland's coastline is of international importance for nature conservation. It also faces issues including coastal erosion, flood risk and protecting its landscape quality. We propose updating Local Plan policy to reflect new strategies including the Cumbria Coastal Strategy and Northwest Marine Plan.

#### Our Heritage and Historic Places

South Lakeland has a rich built and cultural heritage. While our policies are quite up to date, we think a further review is needed to bring them in line with national policy, including a new strategic policy for historic conservation.



### Well Designed Places

Good design is not just about how places look, but creating safe, healthy and attractive places. The government is proposing that Councils prepare 'design codes' that set out a local framework for design. These could be for the whole district, settlements, or even specific sites. We need to think how best to prepare design codes in partnership with local communities to reflect local aspirations.

### Natural and Built Environment

We think the Local Plan should also:

- monitor the national review of designated landscapes, for any changes which may affect South Lakeland.
- take close account of the pilot Local Nature Recovery Strategy for Cumbria (1 of 5 pilots nationally), to help us understand which local habitats need improving or where new ones can be created.
- seek views on whether parts of the coastline merits designation as a Coastal Change Management Area
- promote the updating of local evidence on our built heritage, including the assessment of Conservation Areas and developing 'local lists' of buildings of special historic or cultural importance, locally.
- promote design guidance for development sites, by requiring masterplans or providing mini-briefs within the Local Plan. It should also promote the updating of design guidance on topics such as traditional shop fronts.

### Have Your Say!

Read more about this topic in our Issues and Options report and answer our survey.

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#### 4.1.1 Summary of break-out group discussion

Although there were no overriding themes, stakeholders did ask about carbon reduction aims, standards for domestic and non-domestic developments, financial support for landowners and improved energy efficiency.

Stakeholders commented on the promotion of high-quality streets, new development to reduce flooding, biodiversity net gain (to include species) and the need to balance the higher standards of energy efficiency alongside the added cost of new homes and potential impact on other planning requirements.

Issues such as light pollution, policies on tranquility and water efficiency will require SLDC to consult further with key stakeholders as the plan develops.

There was a consistent theme in support of the proposal for SLDC to introduce a new energy efficiency standard to new building. Stakeholders also added further comments regarding the need to consider the impact on wildlife, the sustainability of existing buildings and infrastructure challenges, particularly in regarding connection to and adequacy of electricity network supply.

Rather than suggest 'other ways' in which the Local Plan could promote good design, the response from stakeholders tended to build on what else might be included in the plan - for example placing more emphasis on local distinctiveness in good design, energy use and water generation and whether other more local design codes will be overridden as a result of this plan. One stakeholder commented that the key element of the plan is for it to be multi-functional and address a range of elements - for example sports and recreation.

#### 4.1.2 Transcript of "Sticky note" contributions

##### **What questions if any do you have about these topics?**

Q. Will there be sufficient capacity in the grid network to support the move to EV and ASHP etc?

A. Will liaise with Electricity North West and the National Grid re capacity

Q. Will the future homes standard achieve the necessary standards, without the need for plan policies?

A. 75% reduction possible with the standard, but can set higher standards in the district to go beyond this

Q. What about existing housing stock? Surely existing homes running on gas and electricity will not become net zero without significant intervention?



A. Agree. Local plan would encourage retrofitting, but the planning policy is primarily about control of new development and retrofitting mostly wouldn't require planning permission

Q. Have you/ will you produced a Low Carbon Study as part of the evidence base? What evidence base documents are you focusing on producing?

A. Clear evidence base required, a policy on climate change will start in next few weeks. Also consulting with neighbouring authorities

Q. The more rural areas being "off grid" for gas rely heavily on oil for space and water heating. How can the Council help the proposed transition to improved energy efficiency when the upfront cost of a renewable solution is beyond the means of most

A. The Rural Community Energy Fund run by North West Energy Hub can assist with this

Q. Great news on the update for flood risk evidence- When will this be ready? Will it feed into allocated land process?

A. Updating flood risk assessment in next couple of months, essential for policy and site assessment

Q. Achieving a 10% BNG is challenging on development sites, is there a network locally that can identify areas for BNG credits that can be used to comply with this requirement once the E Bill comes into force?

A. The pilot Local Nature Recovery Strategy for Cumbria may assist with this

Q. Impact on affordable housing % on viability assessment on account of increasing development costs

Q. Can you give an indication about what carbon reduction you are aiming for and when?

A. The council is supporting the Cumbria wide target of being carbon neutral by 2037 - at the moment the action plans around this are under development - but one sub-group is focussing on housing - so targets will match up with that

We are asking question in the consultation whether SLDC should go beyond the government's standard on energy efficiency? It is possible to introduce standards that would require up to a 100% reduction in emissions

Q. Would you look into district heating solutions for larger developments? Would you ever insist on it?

A. SLDC do suggest support for district heating schemes. Likely our revised policy should require this. There is funding available from North West Energy Hub. May



depend on scale of development, most in SL are smaller. SLDC will commission more technical studies on this

Q. Is there any financial support/ grant funding, available for land owners to initially develop schemes/feasibility studies. For any significant scheme to be developed and consider the environmental constraints, there can be many surveys required, which be expensive and sometimes result the scheme being unfeasible, which can deter a landowner developing a scheme

A. In general there is not funding available to assist landowners to develop schemes

Q. The council is proposing to advocate BREEAM standards for non domestic developments, is this the right standard, LEED is much more widely adopted with the world Green Building council

A. For commercial development SLDC use BREEAM standard as currently familiar with it. Unsure what LEED is, will consult with neighbouring authorities

A. LEED is American standard. Not adopted by UK local authorities yet

Q. Will links be made to Green and Blue infrastructure when considering Bio net gain and how the LNRS impacts?

**What views do you have about these topics? What do you support, or disagree with, and what else might be missing?**

It's good to see that the natural and built environment is a key issue. It is important to realise that the built environment is also an opportunity for nature and housing developments should - as a matter of course, and not just an add-in - include opportunities for our wildlife. Swifts, of course, are just one species, but also many others can be given nesting and roosting opportunities

Q. Heritage. What steps can South Lakeland take to protect our built heritage e.g. ensuring maintenance of surrounding green spaces?

A. We have up to date policies with development of listed buildings and in conservation areas. Need to update appraisal of CAs. Asking question of any more green spaces that should be protected?

Re: protecting landscapes - glad to see the setting of the NPs and AONB is included but the plan will have some policies that apply within the AONB too. Also, non-protected landscape are also important

Support the use of natural flood management

The plan should seek to define valued landscapes for the purposes of para 170a of the NPPF - even an area in the setting of the LDNP was deemed not valued in the Kirkby Moor windfarm appeal hearing

Yes, the current plan does include biodiversity net gain, but this currently covers landscapes and not species. The plan needs to specifically cover species net gain, and it should be implemented

Net gain requirement is 'at least' 10% - plan should allow for more than 10% where possible - Maidstone Council is seeking 20% unless demonstrably unviable, should be securing as much as is possible, why only do 10% if more is possible?

Good to see historic environment is integral to the plan. Support the inclusion of strategic policy and updating evidence

Q. Setting of the WHS needs to be taken into account

A. Will seek to strengthen protection of the National Park setting in the review

Q. Can more be done to secure areas of Flood Zone 3b, or areas designated for Compensatory Flood Storage? The planning process doesn't quite link with the allocated land/ SFRA/ policy mapping

A. Vital that Flood Risk Assessments are undertaken. Kendal Flood Scheme underway with further stages to come. Review of land allocation sites will cover SFRA

Theme 8 - preferred use of natural, built, and historic environment

More needs to be done to ensure new development reduces flooding, by increasing storage capacity and ensuring runoff enhanced below greenfield rates

Q, Need to balance higher standards of energy efficiency alongside the cost of new homes affordability to those on lower incomes

A. Energy efficiency can reduce bills, but additional costs to introduce more efficiency which can impact development

Q. In the vision, 'a quieter' South Lakeland was mentioned

- does this mean there will be stronger policies on tranquillity?

A. There may be stronger policies on tranquillity, to consult with SLDC colleagues

Q. Is the preference for offsite BNG for it to be local to that area or combined into a larger remote area?

Q. Consider water efficiency to reduce pressure on water supply and public sewerage system, particularly considering increased extreme weather events.

Encourage as a minimum optional Building Reg for water efficiency that requires estimated water use of no more than 110 litres per person per day. As well as sustainable design the LP should promote high quality streets and spaces to sustain a broader range of users and community activities

A. Existing policies do refer to water efficiency, but will explore the potential to introduce optional building regs standards. Would like to arrange meeting with key stakeholders including United Utilities. Need to be adaptable to changing climate and water efficiency very important to this

Q. Light pollution - is this being taken into account?

A. The current Local Plan refers to light pollution, but this is perhaps something that can be developed further. Would like comments to be made in consultation on how policy on this can be developed and implemented

**How would you feel about SLDC introducing a new energy efficiency standard to new building? i.e. a standard that is higher in South Lakeland than is currently nationally required.**

This is critical as developers often agree purchase price as a part of a long term option

Support the inclusion of SLDC introducing a new energy efficiency standard - this should also include water efficiency measures

Have you considered how this would be achieved (going further than the FHS)? Will it be fabric first/ passivhaus approach or jut bolt on renewable technology to achieve the standards? What does your viability assessment say about this?

Very much support

Support!

Agree, but also needs to be considered alongside the Future Homes Standard, which already sounds like it has quite ambitious and challenging targets

Yes, but remember that homes for people can also be homes for wildlife.

Agree

Support in principle, however as Council mentions the recognition of existing buildings as being critical to sustainability, greenest building is the one that already exists.

Support, the VA will need to make it clear that such requirements are fully taken into account when determining land value

The consultation asks question about going beyond government standard.  
Viability assessment additional costs very important, will be in technical study.  
Passivhaus would entail further increase in cost of development but also reduce demand and fuel costs in future

Very important that increase in costs reflected in sale price/valuation

Agree!

Support retrofitting of homes, but reliant government support for this

Protecting wildlife already part of policy

Good idea but we are only touching on the edges with this, it will not affect the existing building stock

Agree that the bigger issue is existing buildings. SLDC supports facilitation of retrofitting but will need government support. Green Homes Grant ran last year. Also work with CAFS across Cumbria

Is there a conflict with not having that EV (electricity network supply) infrastructure?

Electricity network will be an issue in SL. Will meet with ENW and National Grid as part of the consultation in the next few months

Infrastructure availability and connectivity is a challenge

There is a group within Cumbria discussing this and funding available for residents who are unable to access a charging point. Also other options such as car sharing , public transport and active travel can be developed

**Can you think of other ways in which the Local Plan Review could promote good design?**

Q. If we already have a local Design Code as part of our Cartmel Neighbourhood Plan will that be overridden?

A. Government intention is that Design Codes can be at neighbourhood plan or district level. Not sure of exact answer to this but any guidance that the district introduces should complement existing design codes

Use of digital tools in good design and planning as per national policy and support - case studies will increase over next couple of years

Encourage MMC to provide low carbon and promote high quality new design, rather than the standard house types provided by developers

Q. Should the Council be preparing a new design code as per the proposals in the current planning reforms?



A. Government white paper and planning bill introduced. Almost certain SLDC will prepare a design code at district level

Good design, goes beyond appearance and needs to include energy use and generation, water use, provision for wildlife, access to sustainable transport, local schools, etc

Agreed

Agreed

Q. Can there be a greater emphasis in the local plan on local distinctiveness in good design?

A. Existing recent policies already use these terms. Turning it into reality more challenging. To be reviewed to strengthen further. Next step to introduce design guide with local distinctiveness

A design SPD

Key element is multi functionality - e.g. sport and recreation, addressing climate change and something that can do a lot of things!

Some reference to this in existing policy, will be developed further

Design code will be developed by SLDC in line with the national policy changes

## 5 Theme 2: Development Strategy and Theme 5: Meeting Housing Needs

### Theme 2: Development Strategy

#### What is the Local Plan trying to achieve?

"To ensure that development is sustainable – in being sited in locations where people can access jobs and services, and in delivering wider social and economic outcomes within the district's environmental limits."

The Local Plan sets out where new development should be built in our area and also where we should restrict new development from taking place.

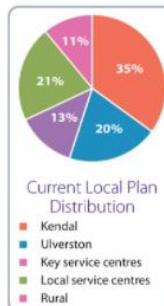
#### What issues and options are we looking at?

##### Sustainable Places – the 'settlement hierarchy'

We're reviewing how we decide which towns and villages are the most appropriate locations for development. This involves looking at issues such as service provision, transport connections and environmental issues. This might result in changes to our current list of principal, key and local service centres as shown on the map.

##### Distributing New Development – the 'development strategy'

We're considering whether we should change how we share out new development across our towns and villages. At present over half of new development is focused on Kendal and Ulverston. We have the option to consider whether more development should take place in



our main towns or whether a bigger share should be in our smaller towns, larger villages or rural areas.

##### Settlement Development Boundaries

We are considering whether to keep, change or remove our development boundaries, which are drawn around towns and large villages to make a clear distinction between built up areas and the countryside.



##### 'Green Gaps'

We are considering whether to keep or change our 'Green Gaps' which prevent some of our towns and villages merging together.

##### Selecting new sites for development

We'll be selecting some new sites for development to help meet housing and employment needs up to 2040. Some sites were suggested to us in summer 2020 through our 'Call for Sites' (see our document library to see the sites) and we're inviting further suggestions now.

We will be assessing these and will decide if any are suitable to be included in the Local Plan. We will consult on preferred sites in 2022 as part of our draft Local Plan.

We think that in selecting sites we should:

- Make the best use of previously developed and vacant or derelict sites and prioritise these over greenfield sites.
- Support higher density development in town centres and locations with good public transport.
- Avoid sites with serious environmental constraints such as flood risk or sites that would cause environmental damage.
- Prioritise sites that are close to services and facilities and have sustainable transport options (e.g. cycling, walking, buses, trains).
- Support mixed use development sites such as mixed housing and employment sites.
- Support large scale ('strategic') housing or employment sites in particular locations where they are appropriate to help us meet our development needs.
- Carefully consider infrastructure capacity (e.g. utilities, broadband, electricity)
- Avoid sites that would result in the loss of local valued green spaces.

#### Have Your Say!

Read more about this topic in our Issues and Options report and answer our survey.

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## Theme 5: Meeting Housing Needs

### What is the Local Plan trying to achieve?

"To deliver housing to meet current and future needs, including affordable housing, of a quality, type and size which meets a range of needs over people's lifetime"

### What issues and options are we looking at?

#### Building the right number of new homes

We need to set a new housebuilding target and we think it will be somewhere between 166 and 290 homes per year based on our existing research. We're updating our housing need study over the coming months. We are trying to make sure enough new homes are built to encourage working age people to stay in the area or to move into our area. Once we've set a target we'll need to make sure enough land is available to meet it.

#### Providing affordable housing—how much?

We currently require 35% of homes on larger development sites to be affordable for local people. We're considering options such as raising or lowering this requirement or keeping it the same.

#### Providing affordable housing—what types?

We're considering whether we should keep the current roughly equal split between affordable homes for rent and sale in new developments, or change the balance. We're also considering how the government's new 'First Homes' requirement can be introduced locally.

#### Building the right mix and types of new homes

We're thinking about what types and sizes of homes we should be encouraging or requiring through the Local Plan and whether we should set more specific requirements in our policies.



#### Self-Build and Custom Build

We're looking at how the Local Plan can help support people that want to build their own homes. We're considering whether we should identify land just for self-builders to help them find sites to build on.

#### Second Homes and Local Occupancy

We're considering whether we could restrict a small proportion of new build homes in certain locations to be for people with a local connection to the area and to require them to be people's main homes.

#### Neighbourhood Plans

Some communities prepare their own neighbourhood plans to guide development in their area. We need to provide housing targets for the areas where these are being prepared so we are considering options for how this could be done.

#### Older People's Housing

We are considering how the Local Plan can help deliver housing for our ageing population, for example by allocating sites for older people's housing, and continuing to require all new homes to be accessible and adaptable.

#### Gypsies and Travellers

We are undertaking a study to understand the housing needs of gypsies, travellers and travelling showpeople. This will inform us whether we need to identify any sites for caravan pitches and we'll take this into account in reviewing the Local Plan.



We already have land for  
**4,360** new homes on sites with planning permission or allocated in our Local Plan

An average of  
**279** new homes per year have been built in South Lakeland between 2015-2020

The average house in South Lakeland costs **9.5** times the average wage

Have Your Say!  
Read more about this topic in our Issues and Options report and answer our survey.

Shaping our future



SOUTH LAKELAND LOCAL PLAN 2040

### 5.1.1 Summary of break-out group discussions

Key concerns focused on the alignment of new housing with community services and infrastructure. Affordable housing was seen as important as a means of retaining and attracting young people to work and settle in the area and was recognised as a major challenge. Concerns were raised over second homes and it was suggested there is a need for more local occupancy homes. Housing was important to employers and the local economy. Thus liaison with employers and potential employers regarding location of housing was very important.

It was generally agreed that good strategic planning must take account of the wider community needs for accessible services (such as schools, shops, medical services) and transport links to work that also meet requirements to reduce the carbon footprint. SDLG have looked at options for direct delivery of housing but working in partnership with housing associations is the current preferred approach.

While most people seemed to favour new development within or near to existing service centres there were a few reminders that small villages benefit from additional houses, especially for local occupancy.

To quote one stakeholder: 'The Local Plan should be about creating communities, not just about house building'.

SLDC were urged to continue to update the SHMA (Strategic Housing Market Assessment) and concern was expressed about the viability of sites in terms of cost to the developers who have to meet a plethora of requirements. Consultation with landowners and call for sites is ongoing. There didn't seem to be a clear consensus about whether more allocations would drive down prices without risking over all balanced and appropriate development. There was also a discussion about the pros and cons of new settlements.

There was discussion around what makes a 'good' or 'bad' development site. It was generally agreed that sites with few physical constraints and those in sustainable locations provide good opportunities, and that it is crucial that the infrastructure needed to support new development is identified at an early stage. It was commented that there are a lot of difficult sites in South Lakeland, for example sloping sites and areas of flood risk.

Neighbourhood Plans and Conservation Area Appraisals will provide opportunities to consider how to ensure new buildings enhance and respect local historic character.

### 5.1.2 Transcript of "sticky note" contributions

#### **How many, and what types of new homes should we plan for, including affordable homes?**

Q. Is the SHMA figure right? What are factors in coming to that view?

A. The SHMA figure of up to 290 homes a year is our most up to date understanding of housing need. It took into account factors such as population and migration projections, affordable housing need, market signals and jobs forecasts to arrive at its recommended figure

Q. We must prioritise full-time homes

A. See page 178 of the issues and options report and chapter 7 of our Housing Topic Paper where we talk about the second homes issue

Q. Is strategy 30% affordable homes - is that negotiable? What new strategies?

A. 35% in policy unless exceptional circumstances

Q. Have the Council used the updated Standard Method Calculation (Dec 2020) as the starting point?

A. We have presented options based both on our local assessment of need in the SHMA, and using the standard method as a starting point. The standard method would give us a figure of approx 166 homes a year, and the SHMA suggests up to



290 which represents a significant uplift on the standard method as it takes into account longer term migration trends and jobs forecasts

Q. Given the prospect of a Unitary Authority should the number of homes planned for be more aspirational in order to not cede homes to neighbouring authorities?

A. We'll work with neighbouring Councils under the 'Duty to Co-operate' to understand each other's growth ambitions and housing need and supply, to make sure that our Local Plans are compatible with one another. National policy advises that Local Plans should be aspirational but deliverable, so we need to make sure that the plan can be delivered on the ground

Q. What is 35% based on?

A. Policy set in Core Strategy. SHMA looks at various things including affordable housing need and supply to come up with this. Set at viable rate

Q. As we know that some allocations will inevitably not come forward for various reasons should there be over allocation in order to deliver sites and give choice to developers and Housing Associations

A. Yes, we will look to include a 'buffer' in our land supply to provide flexibility and choice

Q. Will the SHMA (published in 2017) be updated to consider the Standard Housing Method and/or implications for housing supply arising from leaving the EU and changes in migration data?

A. Yes, we are commissioning a SHENA (Strategic Housing and Economic Needs Assessment) which will provide an updated assessment of housing need - looking at a range of factors including population projections, affordable housing need, migration trends, economic forecasts etc

Q. Affordable houses - looking at schools and employment? Where will these be positioned?

A. Development strategy - direct most development to large settlements for this reason. Work with CCC for infrastructure needs. Can fund additional school places

In Kendal, the primary schools have seen reducing numbers in recent years. Stramongate School has changed its two class per year, to be 3 classes over 2 years and is teaching mixed year group. We need more working age people and families to be able to live and work in Kendal to maintain our services and fill jobs

Housing supply should be linked to the economic aspiration for the district to ensure enough supply and choice. Support for the SHMA figures as a minimum

it seems like we are in danger of ghettoising older peoples' housing in single developments. How will the policy integrate this housing and affordable housing into large site developments?

We would encourage the Council to utilise the SHMA figure rather than the standard method if the Council's economic growth aspirations are to be met in the District

Q. Could local occupancy restrictions on some houses be considered to help control the prices of market housing?

A. Please see our Housing Topic Paper which talks about the issue of local occupancy and second homes in chapter 7. You can find it on our website or directly at this link:

<https://www.southlakeland.gov.uk/media/7643/housing-topic-paper.pdf>

Q. Can sites be allocated for 100% affordable housing, self-built or CLT development? Or a proportion or % of sites/housing numbers for the latter two?

SLDC poor record with affordable housing need 3x more now than 2005. simple answer to create new village at j36. Compulsory purchase. Resulting monthly cost £406

Counter - J36 would create a lot of infrastructure, however

Answer - strategic issues with new settlements - critical mass volume, infrastructure up front, needs to feed into strategic conversation

Should plan for what is genuinely and demonstrably needed in terms of type, tenure, size and affordability, with consideration for the difference between want and need

Must consider opportunities for addressing second homes and including local occupancy/primary residence properties, and requiring planning permission to change a permanent home into a second home or holiday let, recognising that this may mean lobbying government in some cases

Principle dependency on land price. High price = Not enough land to accommodate affordable housing. 35% needs to be mandatory

Example - Brigsteer Road

Requirement should be to deliver as great a % of affordable housing as is viable

Every site is different in terms of topography etc so groundworks etc can impact viability considerably so needs to deliver as large a percentage as the individual site will bring forward as per adjoining comment

Affordable housing should consider the needs of all ages in the community

**Do you feel the distribution of development between our towns and villages should change? If so, how and why?**

Q. When it comes to potentially increased development in rural areas, the biggest concern is whether there is adequate infrastructure in place to support development

What encouragement for developers for contacting landowners? In large towns rather than villages?

A. CFS consultation. developers and landowners can submit sites for consideration (inc land ownership details). Also, SLDC scope areas of land for development

A. Existing LP has large areas of development in Ulverston. Pressure on SLDC to make sure these go ahead. Issue in Ulverston at present

The focus on main settlements is logical, but it needs to recognise the need for additional housing in smaller villages to ensure they remain viable

Demand for rural housing has increased hugely as home working becomes normal. If distribution is going to increase into rural areas consideration needs to be given to sustainability of houses and whether there is infrastructure to support it

Q. Has the Council balanced the hierarchy of settlements and the delivery of sustainable transport patterns or infrastructure in the spatial disaggregation of future development?

A. Sustainable transport and infrastructure considerations will both be important considerations in determining the future development strategy. See page 38 of the Issues and Options report for discussion around this issue

<https://www.southlakeland.gov.uk/media/7644/issues-and-options-report.pdf>

Q. Will the distribution strategy take into account changing demand for rural living as a direct effect of the COVID-19 pandemic, to avoid additional pressure being placed on rural communities as a result of rising house prices?

Also, will there be an opportunity to consider whether development could be planned to have a positive impact on services and infrastructure rather than just being seen as a burden to existing resources. i.e. would the Council consider garden villages or similar as an alternative approach?

Good idea to adopt integrated housing as a starting point to aim for?

A. Getting the right balance is important

Housing Numbers - maximising that for economic reasons. Encourage to look at growth of SHMA figure



A. Dangers in planning right down to standard method

I think sustainability and vitality of rural communities is reason to re-examine smaller rural settlements, particularly with the potential for home working

A balance needs to be struck between directing too much growth towards the larger towns at the expense of meeting the needs of smaller villages

Q. You have a pie chart above for the current local plan distribution. what has happened on the ground related to this in terms of permissions granted?

A. I haven't got the permissions data to hand but can give you the completions figures of what's been built between 2003-2020

41% have been built in Kendal, 16% in Ulverston, 14% across Kirkby Lonsdale, Grange-over-Sands and Milnthorpe, 15% in our larger villages

You can find more housing data in our Housing Topic Paper on our website or at this link:

<https://www.southlakeland.gov.uk/media/7643/housing-topic-paper.pdf>

See chapter 3 for data on housing delivery

Q. This should be informed by assessment of current service provision as there will have been changes since the current plan was prepared e.g. loss of local shops and bus services and also an assessment of environmental capacity

A. Agree a lot has changed. We have published a 'Settlement Services and Accessibility Assessment' to look at how service provision and public transport in our towns and villages has changed. This will inform our review of the settlement hierarchy. See our website or this direct link:

<https://www.southlakeland.gov.uk/media/7627/settlement-services-and-accessibility-assessment-april-2021.pdf>

Affordable housing (Canada) LA bought land, put out to builders, limited cost - produce a house to that price. LA provided 95% mortgage

Answer - housing team - affordable to buy product at SLDC. Also eligibility criteria open to people who work in the area

Does this Q imply that the option of a smaller number of larger developments has been ruled out in favour of a similar more distributed approach as in the current plan?

A. Nothing ruled out at the moment - we're presenting all the options to seek peoples' views at this early stage

Maintain character of settlements whilst meeting housing needs and protecting the vitality of settlements. An evidence led approach for heritage making use of Heritage Impact Assessments, Landscape Character Appraisal

Barrow BC - No issue with 20% Ulverston - a mix of good quality housing will support growth and investment in Furness. Need to ensure that development will not exasperate journey time reliability further on the A590 between Barrow and the M6, and where possible enhance it

In the most rural communities, development could be limited to community-led development, self-build, and affordable/local occupancy housing

Small developments by self-builders and micro developers should be permitted to expand rural hamlets. these should comprise up to 3 units per site

### **How complete is the list of factors to consider for selecting development sites (above)? Anything missing?**

In selecting sites for future development, prior thought should be given to establishing adequate infrastructure is or will be in place BEFORE any land is accepted in any new allocation. Past history has shown that once sites are listed they attract developers who tend to secure land under option often at inflated figures which ultimately leads to there being insufficient value to provide essential service provision such as sewage, surface water drainage and accessibility

Key thing - Apprentices/ young families having ability to get housing in right locations, close to work, schools etc

Infrastructure, impact on environment, location and distance from local amenities, transport network are all vital for a good site

Infrastructure is key. It must prioritise full-time occupancy, rather than second homes

The ability to deliver infrastructure. This covers a wide range of facilities from transport, healthcare, education, social and environmental infrastructure

Environmental constraints - flood risk. Whether there is a watercourse in facility. if surface water drainage can be dealt with

Local occupancy is a factor. Need for local occupancy for vibrant local economy

Bad site one where developer has paid too high. All profit goes to landowner

Watercourse in the vicinity where surface water can discharge to

The need to find ways to develop brown field sites closer to town centres and local services. Always harder to deliver, but can this be managed via policies and

partnership working? We need to make better use for homes and workplaces for some current sites which are under-used or not used appropriately at the minute

Q. Can SLDC make sure there is adequate infrastructure is in place BEFORE or as a condition of any proposed allocation

A. We can consider setting out infrastructure requirements in site specific policies

Q. With so many existing homes being purchased by investors/as second homes can SLDC formulate a policy that restricts loss for local residents

A. There is not much we can do about existing homes being lost. But we have considered the issues in relation to new build homes in our Issues and Options report (see section 4.5.6 of the report) and also our Housing Topic Paper

Unless a 35% affordables is mandatory when land is allocated and taken into account by the developer, the offer price will continue to be too high to accommodate what is needed

Agree adequate infrastructure is a key prerequisite of development

Development should be located where services and sustainable transport options available, 20 minute neighbourhoods etc

Access to the site is important. Access to work (j36)

Distance to local amenities. Flat and fully surfaced

Can the site selection process help to support development of new housing by CLTs, housing trusts and associations etc and the development of appropriate publicly owned sites as these are more likely to deliver what's really needed/affordables

Focus within main settlements for access to public services and main railway link in Kendal

Bay Authority - Bridge from Morecambe to Ulverston would be key for development in area

Consider what impact potential sites will have on the landscape. Also views from the national parks

Strong need to prioritise PDL, existing empty buildings, bringing empty homes back into use and giving policy preference for that

Q. Working with existing character of site. Protect and conserve what is already there

Answer - conservation area appraisals/ neighbourhood plans

Allocating deliverable sites with land-owners that will collaborate



Avoid allocating sites with multiple land ownerships to ensure deliverability

Q. How deliverable are sites from previous plan?

A. Looking at allocations this time round includes existing allocations being reviewed. Ongoing process

Q. Lots of small sites do not provide the infrastructure needed to meet the overall impacts. Development needs to be of a scale which can viably deliver the infrastructure

Will SLDC be looking at infrastructure before considering allocations?

A. SLDC will liaise with infrastructure providers throughout the process. Intention and strategy needed before infrastructure provides can plan investment

Undertake initial due diligence to ensure allocated sites are deliverable

The most deliverable/viable sites are often not the most appropriate/sustainable in environmental terms - some mechanism is needed to make the most appropriate sites deliverable rather than settling for second (or even third, fourth etc) best

Allocate sites owned by SLDC

Should avoid setting of protected landscapes, valued landscapes, sites with wildlife value (even if not designated)

Good design is very important. Large scale development is not conducive to sense of place and belonging. Sites where the same type of house unit is repeated many times should be avoided

### **Have we missed anything in our discussion? Any other comments?**

Andy Hunton (on behalf of Cumbria Police): Local Plan Policy wording. Wish to see strengthening of Policy DM2 (4) taking into account all development - present wording implies influence on 'new-build' development AND being more descriptive in the range of security measures implemented (incorporating principles of Secured by Design)

Challenges for apprentices. Skills shortage of young apprentices - help and guidance to buy would improve this

Young and elderly where there is need for housing

Creating a community rather than just building housing. Having a mix of housing



Q. re. Call for Sites 2021 – this follows on from the first call for sites exercise ran in summer 2020. Reason behind second call for sites? Are the Council looking for more/new/different sites?

A. It's to provide an additional opportunity as we felt it was likely more suggestions would arise at this stage. We'll assess the sites received in 2020 together with the sites submitted in the current call for sites exercise. We've not made any decisions on sites yet. We'll be looking for the best sites for the Plan - those that are sustainable and deliverable

Responsibility has to be placed on the developer to take policy requirement into account when deciding how much they want to pay for the site - if they pay too much and then cannot meet policy requirements that should fall on them, not the council or at the expense of community needs

Not all can be fully appraised day one. Unknowns can come about through the process

Land price - handful of allocations = land value increase. More allocations = better, drive down prices

Brigsteer Road - take into public ownership

J36 increase supply of land will reduce price of land across the district

Getting development in the right place critical - over allocation = development happens in sprawl

Surely land values would also be brought down by allowing only what is needed to be built rather than allowing lots of large, land-hungry luxury homes that very few people genuinely need

## 6 Theme 6: Supporting a Sustainable Economy



### Theme 6: Supporting a Sustainable Economy



**What is the Local Plan trying to achieve?**

"To support economic growth in ways which are compatible with environmental objectives, promote a greener economy, revitalise town centres and deliver increased prosperity for the whole community, including good quality and better paid jobs"

**What issues and options are we looking at?**

**An economic vision and strategy**

We will be setting out a clear strategy to set out how the Local Plan will support the local economy.

**Scale and location of employment development**

We are undertaking a study to assess how much and what type of employment land will be needed up to 2040. We will then set a new development target and identify new sites where needed.

**Making better use of undeveloped employment sites**

We are considering how undeveloped allocated employment sites might best be used in future. For example we're considering whether some sites should be removed from the Local Plan or be developed for a wider range of uses to help bring them forward for development.

**Types of employment development**

We need to think what types of employment land businesses need, for example offices, warehouses, or industrial units. We need to consider whether to try and designate sites for specific types of employment uses, although government changes to planning rules mean it is presently unclear whether we can still do this.

**Protecting existing employment areas**

We currently protect local employment sites such as industrial estates from being changed to other uses such as housing and shops. Government changes to planning rules mean that our ability to control this type of development will be restricted in future so through the review we need to understand what we will be able to control in future.

**The future of our town centres**

We need to think about how the Local Plan can best set out a positive strategy for our town centres given changes in government policy and how we shop and use town centres. We're considering whether our town centre boundaries should be amended and how we can support a wider range of uses in our town centres to help them adapt to changes and remain vibrant places.

**Planning for a sustainable economy**

We think the Local Plan should:

- Develop an economic vision and strategy to ensure we have the right planning policies and land supply in place: working in partnership with neighbouring Councils, including around the Bay, Cumbria County Council, Cumbria Local Enterprise Partnership, businesses and infrastructure stakeholders and representatives and local communities.
- Undertake a review of the demand and supply of employment land up to 2040.
- Carry out a review of sites potentially available to meet employment needs, including a review of the continued suitability of those allocated sites which remain undeveloped.
- Review and amend the existing five town centre boundaries and primary shopping areas.



**Index Gross Value Added Growth 2008-2018**

Source: Office for National Statistics




**Have Your Say!**

Read more about this topic in our Issues and Options report and answer our survey.

Shaping our future



SOUTH LAKE LAND LOCAL PLAN 2040

### 6.1.1 Summary of break-out group discussions

Stakeholders stressed the importance of a flexible approach, with benefits for employment provision and the need for reviews of site use every 5 years or sooner. The need for underlying principles to allow for adaptation should not equate to a loss of all controls e.g., stakeholders wouldn't want town centres to become all housing.

There needs to be the capacity to enable a range of different uses for town centre premises – sub-division, change of use etc, and for out-of-town development the plan needs to enable inward investment at scale for manufacturing and distribution.

Timescales and funding were a key theme. For employment developers, future users need time to bring a site to useable state. In terms of funding, what is the role of subsidy, incentives and grants? Where do these come from? Rates are too high for many town centre businesses; what is the impact of parking charges?

A coordinated approach was recommended between the Council and local businesses - e.g. the National Park approach where landowners and users are 'matchmade'.

Different sizes and types of business require different support and guidance e.g. from large scale GSK development to opportunities for small pop ups on a high street

A "coherent places" approach would enable development to keep people living and working in same place or key centres. Linked to this was the impact of housing costs on employee retention – housing and employment are closely linked.

It was suggested that, given Climate Emergency, employment planning should be focused on achieving/enabling businesses to achieve net carbon zero.

### 6.1.2 Transcription of "sticky note" contributions

#### **What questions if any do you have about this topic?**

Issue of viability - hard to find usable greenfield use and site services

Employment is a challenge, trying to keep people in villages - house prices...link between housing and enabling employment...are there analogies from elsewhere to keep people in local villages...need for affordable housing...all industries need homes for people

Q. Surprised to hear there's loads of development land in Kendal - can't find land? Where is this survey?

A. The Local Plan's published Annual Monitoring Report (AMR) for 2019/2020 as at 31 03 21 (see pages 33 and 24 to 20)

<https://www.southlakeland.gov.uk/media/7638/amr-2019-2020-final-14-06-21.pdf> has a local planning authority area total of 55 hectares of land available for employment business uses . Most of this relates to existing unimplemented employment allocations. Most of the land available is located in the eastern part of the local planning authority area. See the Council's interactive Land Allocations and Designations mapping at <https://www.southlakeland.gov.uk/planning-and-building/south-lakeland-local-plan/policies-map/>

What makes sites more viable?

Still need some subsidy, levelling up funds, several firms looking to leave because no sites, companies want ownership, some renting...lack of premises above 3,000/4,000 ft...timescale of local plan might not enable much new development - need some now



A: Comments are noted. As regards the Local Plan review, we have a timescale to get a new plan in place by December 2023. This is a timescale set by central government, which wants all local planning authorities to have up to date Local Plans in place by that date.

Q. Need sites soon, most are 3 year development - need to build more commercial properties

e.g. Porsche business in Kendal

A: The Council will engage with businesses in Kendal and elsewhere as part of the plan review to get feedback on business needs and market signals in terms of the types of business and their existing and future development land needs and business sectors that are growing or expected to grow. As part of the plan review existing unimplemented employment allocation sites will be assessed to see if they remain suitable in terms of their location 'are they in the right place' etc and that development is achievable and deliverable. The Council will also assess suggested sites put forward through the plan reviews 'Call for Sites' process

Q. Assuming the Bay Unitary Plan goes ahead, what proposals are there for promoting a bridge across Morecambe Bay

A. We are consulting Highways England and Cumbria County Council on the highway and transport needs and implications of the Local Plan review'

Of particular relevance to Barrow would be the development of the GSK site for advanced manufacturing, once closed. This will support economic, population and housing growth in Furness. Will this be a strategic site in the Local Plan, and what sort of timescales are we looking at? Does there need to be significant site works in terms of remediation etc?

Process is to review uses and see if change is needed

SLDC involved in GSK site - so will feed into local plan, but need to see what outcome of masterplan is

Q. Should the Council not have a focus on creating jobs, not just specific use classes?

A. The Issues and Options report theme "Supporting a Sustainable Economy" includes the need to create better paid jobs. We could potentially consider non employment uses on sites we allocate to cross-subsidise employment uses.

Q. Why restrict job use? don't understand by having different classifications?

A: Existing Local Plan policies allocating employment land refer to the business use classes or a mix of the business use classes including use class B1 uses (as it was pre September 2020). Central government changes to the planning Use Classes

Order with the introduction of the new Class E – Commercial , business and service in September 2020 and the General Permitted Development Order (GDPO) which introduced new permitted development rights, means that potentially it may be more difficult to allocate employment sites solely for Business B1 uses e.g. offices, light industrial and research and development now Class E (g) (i), (ii) and (iii). This is because Class E uses are now in the same use class as: retail; the sale of food and drink ; and indoor sport, recreation or fitness and others. Change of use within use within the new class E is allowed without the need for planning permission. Furthermore, from September 2021 the government has said that intends to introduce further permitted development rights allowing change from uses in Use class E to residential

Q. Does the introduction of recent government permitted development rights, the new use class E and a further right proposed in September 2021 make it more difficult to allocate employment sites solely for business uses?

A. In developing policy for employment site allocations we will need to further consider what the implications are for employment site allocating policies in the new Local Plan, in terms of what were use class order B1 uses (e.g. offices, light industrial and research and development uses). B2 general industrial and B8 Storage and distribution uses are not affected by the introduction of the new Class E

Q. Could uses falling within the current B1 use class still be allocated? The Council could prevent the operation of the GPDO on certain allocated sites - if that is considered to be necessary

**What views do you have about this topic? What do you support, or disagree with, and what else might be missing?**

it will be important to assess site demand and supply in Furness in relation to waterfront and Sowerby woods business park the 2 main sites in barrow and to take account of emerging GSK site masterplan outcomes

Q: given proximity to national park - is problem of say holiday home developments?

A: not look at this as part of employment, but may allow some other use... do have in local plan sites already allocated for housing ... land for housing needs to be assessed up to 2040 and how much land is required

New class E - offices and others e.g. cafes in same class

Change of use from retail to residential should be a last resort in town centres



Housing in town centres should be encouraged, but alongside the core retail and leisure uses, not at the expense of them

Q. Mechanism for attracting people into town centres?

A: There are two elements - greenfield employment and then hearts of town centres...how to make use of empty units and brownfield... keen to work with people to get more short-term use - town centre experiences

... good to have town centres more vibrant

National guidance is for brownfield sites first...but need to look at viability... will look at docs like Kendal Vision

Q: any incentives for remediating brownfield sites?

A: in early stages. Let us know what you think we should look at to help with this... is this an issue for Cumbria LEP? Needs UK Govt scale scheme perhaps, as money not locally

Difficult if developing land because of cost

Sustainable economy would involve tying all new jobs created to tackling climate change / biodiversity decline e.g. focus should be on creating jobs in businesses that help deliver on these targets

A strategic employment site around J36 is required. development is taking place by the 'back door' in any event and this should be properly thought through and included in plans so as to create quality employment use in the right place

### **How can we develop a positive strategy for town centres?**

- **Should we amend town centre boundaries?**
- **How can we support wider uses in town centres to help them remain vibrant places?**

<https://cumbria.citizenspace.com/south-lakeland-district-council/south-lakeland-local-plan-review-issues-and-option/>

Does paying for parking inhibit town centre use? this is also a challenge

What needs to change? Experiential/social...living spaces enabled...but protect primary shopping routes. Ideas?

What enquiries are examples? Biggest issue is business rates...landlords have slashed rents, but also need business rates reduced...keeps larger units empty...demand is for more independents... two year lag



In Barrow... shopping centre took demand away, but town centre now being repurposed - semi pedestrianised...local indie business

Lot of retail members concerned - pandemic has accelerated change - look at Nottingham re-thinking use of town centres

Now more about experience - arts, culture, pop ups, independent - generate furore/interest... rather than a lot of large empty units

Enabling agility and access

Needs to consider price of coming in - accessibility

Penrith has lots of empty units, need to reduce size to enable other offers

Challenge is how the plan enables this?

Policy DM20 – Advertisements, Signs and Shopfronts

Opportunities to review Shopfront Design Toolkit with less visually intrusive security measures

Flexibility for change of use is needed - if we went back 20 years would we know what conditions are now? Slightly dangerous to define future scenarios?!

Need to offer more than purely employment - advocate for mixed use... people want to live, work and be educated in same place... idea of key centres...

25 years ago, product development meant we needed to change premises... wanted to stay local, but needed ability to grow on site... in future there will be more home working... how to get people onto sites is difficult, but need assistance to move on as has resonant benefits

Flexibility is key - change is speedy now - like class E - manufacturing and distribution needs to be considered (accessibility for bike and vehicles)...bg numbers are on larger sites... need a point of contact to enable me to get to these bigger numbers... bring back manufacturing to Ulverston... what help from SLDC?

Allocating land has variety of criteria and one critical one is flooding

Local Plans are required to be reviewed at least every 5 years. They may be reviewed earlier. e.g. with a partial review, if significant changes in policy are considered necessary

Key issue is site viability - landowners also have a role in assisting and marketing land to developers... some are more proactive than others

Q. Are there developers of employment land operating in SLDC?



A. tends to be indigenous businesses...Cumbria LEP want to attract larger inward investment


Q. More active housing developers rather than other employment use - seems to be more grants if you're a business in the national park than outside of it?

A: national park has less available land and often has users identified quickly...don't believe there is more money for business in park rather than outside...good at matchmaking and line up landlord and user


Need offset of environmental/jobs/housing etc.

Get a significant percentage of the new homes built delivered in town centres and immediate outside - if it is more convenient for people to walk to the shops than to shop online then that's what people will do

## 7 Theme 4: Healthy People and Communities & Theme 7: Greener Travel, Transport and Infrastructure Delivery



### Theme 4: Healthy People and Communities



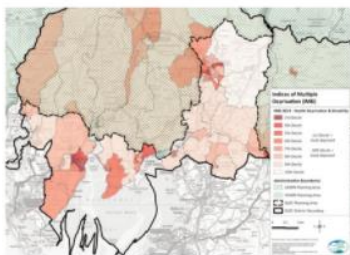
#### What is the Local Plan trying to achieve?

"To ensure that new development and open spaces support the health and wellbeing of communities and encourage active and healthy lifestyles"

#### What issues and options are we looking at?

##### General principles of healthy places

We're considering how new development should support our health and wellbeing through things like access to quality housing, green space and supporting walking and cycling. We're thinking of introducing a new policy that sets out the general principles of healthy places and requiring developers to show how developments have been designed to support health and wellbeing.



#### Air quality

We are considering whether our existing policy on air quality, which requires all new development to be at least 'air quality neutral' should be updated and perhaps strengthened to set stricter local requirements.

#### Pollution and contamination

We need to think about how we manage new development so that it does not give rise to pollution or contamination or expose itself to it. We have a policy that was only adopted in 2019 so we don't think major updates are required, but are considering preparing some additional local guidance.

#### Community and social facilities and services

Facilities including village halls, shops and public houses make an important contribution to the sustainability of our towns and villages. We already have a policy to try to ensure such facilities remain in a community use and are considering whether this policy requires any updating.


#### Green and blue infrastructure, open space and recreation

Our Local Plan protects valued green open spaces such as parks, playing fields, woodlands and greens. We're considering how our open spaces can work better together to form green networks (green infrastructure) and if any spaces can be improved for example to support nature recovery. We're also going to update our policy on the amount and types of open space that should be provided on development sites.

#### Green and blue infrastructure, open space and recreation


We think we should:

- Undertake an Open Spaces Study, Playing Pitch Strategy and Green Infrastructure Strategy.
- Update our policy that sets out the amount and type of open space and green infrastructure required in new developments, and consider producing extra guidance for developers.
- Consider designating 'Local Green Spaces' where they meet the criteria set in national policy.
- Update current policy that sets out the specific circumstances where the loss of protected open spaces may be allowed
- Retain policy that supports and encourages high quality networks of green infrastructure
- Identify and protect a green infrastructure network comprising a range of open spaces, indicating where gaps could be plugged to improve connectivity.



**Have Your Say!**  
Read more about this topic in our Issues and Options report and answer our survey.

Shaping our future



SOUTH LAKELAND LOCAL PLAN 2040



## Theme 7: Greener Travel, Transport and Infrastructure Delivery



### What is the Local Plan trying to achieve?

"To ensure that development is supported by essential infrastructure and services and promotes safe and sustainable travel, by enhancing greener travel networks for walking, cycling and public transport"

### What issues and options are we looking at?

#### Greener Travel Networks

Our current Local Plan requires developers to link development sites into walking and cycling networks and to provide new links where they are needed. This policy was only introduced in 2019 so we don't think it needs any major update yet.

#### Safe Access and transport impacts

Our current Local Plan already includes policies to make sure development sites can be safely accessed by different transport modes and that impacts on the road network are fully addressed. It also protects routes that may be needed in future such as road or footpath routes. We are going to review and update these policies where necessary, for example in light of any new evidence or guidelines.

#### Parking in New Developments

We have a Local Plan policy to ensure appropriate parking is provided in new development, as advised by Cumbria County Council. This policy was only introduced in 2019 so we don't think it needs any major update yet.

#### Infrastructure Delivery and Developer Contributions

We will be looking at our approach to making sure that new development is supported by the required infrastructure (e.g. utilities, green space, transport connections, education etc) and that developers make a contribution to providing it. See our suggested approaches in the list to the right.

#### Broadband and Digital Infrastructure

Our current Local Plan policy requires developers to explain how they will provide high speed internet infrastructure to new homes and businesses. This is a recently adopted policy in 2019 so we don't think it will require major changes in the review, however might be updated if required to reflect technology changes.

#### Development Viability

We need to consider the costs of our policies (e.g. providing affordable housing, green spaces, contributing to school provision etc) to developers. If the costs are too high then development won't be 'viable' and won't happen. Through the review we will assess the costs of our proposed policies and strike the right balance to ensure new development still happens.

### Infrastructure Delivery and Developer Contributions

We think the Local Plan should:

- Clearly state what contributions developers will need to make to help deliver new or improved infrastructure.
- Make sure that where large development sites are coming forward in a number of phases, that there is a clear overall plan for how infrastructure for the whole site will be delivered.
- Set out what new infrastructure is needed for sites allocated in the plan and understand the costs of providing it.
- Make sure new development is supported by new/improved infrastructure.
- Be informed by an up to date assessment of infrastructure capacity.

**Have Your Say!**  
Read more about this topic in our Issues and Options report and answer our survey.



### 7.1.1 Summary of break-out group discussion

Walking and cycling provision was a key concern of stakeholders – and both SLDC and CCC representatives stated that improved access for these modes of transport would be included in the plan. The Kendal Local Cycle and Walking Infrastructure Plan was given as an example of where a plan that has been consulted on with the community will be used to inform the development of an infrastructure delivery plan in parallel with the current local plan review.

Stakeholders stressed the importance of linking with previous and current consultation work – e.g. the Kendal Futures consultation carried out in 2019 and the recently published Poverty in Coastal Communities document from Chris Whitty. It was also suggested that other bodies that support healthy living and activities, such as the NHS, Sport England and the England Athletics could have a part to play.

There was a discussion on the effectiveness of the Community Infrastructure Levy (CIL) with some stakeholders concerned that the benefits were not obvious to either developers or local communities. SLDC confirmed that it reports on CIL monies collected each year through the Annual Monitoring Report and the Infrastructure Funding Statement. Only until recently have more significant amounts been levied so

far in South Lakeland. CIL funding is used to support key infrastructure schemes. The Council has recently earmarked contributions from CIL to the replacement Gooseholme footbridge. Infrastructure continues to be delivered through other means including Section 106 agreements and other sources of funding the point was taken that CIL spending should be more effectively promoted in the future.

Stakeholders asked about specific infrastructure projects, such as the Kendal Northern Access Route and improvement work to the A590 north of Greenodd and in the Ulverston area. Detailed responses were given by CCC and SLDC representatives to describe the ongoing nature of these projects and implications for / how they will be considered in the local plan review.

### 7.1.2 Theme 4: Transcript of “sticky note” contributions

#### **What questions if any do you have about this topic?**

Q. Are the council sighted to the Poverty in Coastal Communities that Chris Whitty has written?

A. We are aware of the report. Whilst South Lakeland does not have the extensive coastal concentrations of multiple deprivation present in Morecambe, Blackpool or Barrow-in-Furness, there is poverty and deprivation in South Lakeland including in its coastal communities and these have implications for population health which we are taking on board

Q. What can we do to support cycling in our younger population?

A. Ensure cycle routes are safe and attractive to all users/ages, link to facilities/spaces that younger people use such as open spaces, as well as from home

Q. How can we improve access to leisure facilities for older people?

A. Through the local plan we need to recognise the value of built and non-built facilities. We will assess current needs including improving access for all ages and identify opportunities to enhance , provide new facilities

Q. What do you mean by the term 'valued'?

A. Valued is an all encompassing word - factors used to determine valued include community views, quality of provision of facilities/open spaces, levels of accessibility, how it performs from a range of perspectives looking at needs of all, and its contribution to meeting these

Q. Do we need to consider developing outdoor sheltered spaces for exercise and meetings given what we've experienced with Covid?

Q. Through local plan need to recognise the value of built and non-built facilities



A. Will assess current needs including improving access for all ages and identify opportunities to enhance, provide new facilities

**What views do you have about this topic? What do you support, or disagree with, and what else might be missing?**

Sport England research shows that generally people don't get enough exercise every week so designing places so that activity, including walking and cycling is easy would be welcomed. Active Design guidance is available on Sport England's website

Can we link this to the Population Health Strategy being developed in the NHS Integrated Care System?

Q. Why are recreation facilities not included - in particular athletics?

A. Recreation facilities are included and will be assessed including range of sports which can include athletics

A. The forthcoming work on the sports and recreation evidence base could include athletics and other sports that aren't solely pitch based

A. If there are particular issues with athletics facilities to talk to the Council, Sport England Planners or Clubs can talk to their national governing body (England Athletics)

Sport England is in the final stages of agreeing a framework for a variety of sport related and town planning type work. Do contact us if you want info about this

Q. I think strengthening air quality requirements should be proportionate. The reality is that this simply adds to the cost of planning applications with negligible benefit and with electric vehicles becoming more prevalent then this is often overly bureaucratic

A. SLDC do rely on air quality assessments – note concerns raised, we are asking for any changes to be made to current policy requirements in this respect. Some may wish to see requirements strengthened. Kendal air quality has been improving – but we should continue to address air quality impacts in an appropriate manner

Q. How much discussion have you had with your health care providers? Aging populations, remote locations are our problems, but long-term health provision will be changing to people being treated in their homes and communities. Have you considered this? Walkable routes near homes? Street furniture for rests en route. Re-purposing high street shops as community hubs? Opportunities to add ideas for future care of the population

A. Really useful points. The Council has identified health care providers as a key stakeholder and will meet/engage with them as part of the Local Plan review

process. Important to consider long-term health care needs in the design of new buildings/layout of development. Access to facilities for all ages is an important consideration in the assessment of suitability of potential sites for allocation. Walkability – distance and ease of access is a key factor in this respect. There is opportunity to reconsider the role of our town centres as community hubs in this regard, we are asking questions about the role of town centres in Themes 3 and 6. Health Impact Assessments have a potential role to play and we are asking the question whether we should require these when planning applications are submitted

Q. Also housing design, can the downstairs be adapted to have a bedroom downstairs for example - adapting general design principles

A. Yes, definitely opportunities there, Need to be aware of traditional character and purpose of buildings but ease of access to services very important and can be carried out through site assessment and allocation

Q. Viability of accessible and adaptable homes had not been fully realised in the DPD - very variable across local authorities. Possibility of optional standards for energy - encourage SLDC not to go above and beyond these

A. Design code? SLDC do not have one but we are asking as part of the consultation whether to suggest preparation of a district-wide Design Guide or Design Code as a supplementary planning document

Q. Needs to be priority in policy terms for community led housing and community led environmental or economic schemes

### 7.1.3 Theme 7: Transcription of “sticky note” contributions

#### **What questions if any do you have about this topic?**

Where development takes place on a playing field the matter of replacing the playing field does not have any relationship to viability. Replacing it comes first

The pandemic has shown that new developments need to include cycle parking and storage as well as car parking. This may need to be at the front of a house with easy access to the road

Q. Has CIL worked so far in delivering infrastructure to support development? Viability of CIL? Is there a tool that might be better?

A. Evidence of what has been spent is contained in the Infrastructure Funding Statement. Up to this point in time the Council has not spent any CIL, however, CIL monies have been earmarked as a contribution to the replacement Gooseholme Bridge

Q. Predictable contributions are very useful...

A. SLDC recognise that developers need certainty but to get to know what is required we need to do the evidence-based gathering working with the County Council to assess potential impacts

Frustration that developers aren't providing infrastructure but in fact significant sums are being given for infrastructure

Need better communication to ensure that developer contributions are recognised

A. Infrastructure Funding Statement makes clear how many developer contributions have been received and spent, this is a published document. We need to ensure communities are made aware of it

Q. Is there a question of what the community want to see? If they want something more strategic? Is the council thinking of opening up a consultation on this? SLDC on the edge of the Lakes - people moving for the lifestyle, walking, cycling - so is this being recognised? What's the vision?

A. We are asking the community about infrastructure needs to support options for the future development of the area. New infrastructure can be required to support impacts of new development, including enhancing existing provision. Promoting greener travel is an objective of the Local Plan review

A. The plan can only address so much, but there are other ways to deliver access and infrastructure e.g. the Kendal Northern Access Route

A. There's always a tension between higher level decision making and ensuring input from the ground up / from the community. The Kendal Local Cycle and Walking Infrastructure Plan (LCWIP) is an example of where a plan that has been consulted on with the community (e.g. includes consideration of what the community would like in terms of cycling and walking infrastructure) will be used to inform the development of the infrastructure plan to support the local plan review and will assist in avoiding developer contributions to infrastructure being determined in isolation

Q. Strategic route corridors e.g. for improving Greenodd - Haverthwaite - are these baselines going to be taken forward in the plan as key strategic transport priorities?

A. Ongoing work on A590 - work with CCC and Highways England but a lot comes down to the scale of growth, which is not determined yet... how much growth is appropriate for Ulverston for example?

Reinforces the point about bringing together strategic planning and infrastructure project delivery with more local planning considerations. There is a continuing intent to progress the outcomes of the A590 study (Highways England working in partnership with CCC and SLDC) and to feed those into the local plan review where possible. However, timings of the local plan review and progressing decision making and delivery of the A590 improvements do not align (decisions on the A590 will be

made progressively over time) and therefore is likely will need to be ongoing consideration of how the A590 improvements will be delivered relative to the development strategy outlined in the local plan. Noted that the upgrades and improvements to the A590 would not only support development in South Lakes but have wider economic benefits (e.g. BAE Systems and their 5,000 suppliers nationwide and GSK with their national and international suppliers) that support the case for improving the A590

The planning and delivery of the Kendal Northern Access Route will follow a 7 step planning, design and delivery process. An initial Strategic Outline Business Case (SOBC) was prepared and has been approved, and a funding announcement recently made to allow the development of an Outline Business Case (OBC). The OBC will look in more detail at route options and determine a preferred route

**What views do you have about this topic? What do you support, or disagree with, and what else might be missing?**

SLDC needs up to date evidence bases on sport and leisure and then to request developer contributions towards the provision and maintenance of sport and leisure facilities

The pandemic has shown that new developments need to include cycle parking and storage as well as car parking. This may need to be at the front of a house with easy access to the road

Sport England would advocate applying its active design concepts in the LP <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

Local plan viability is obviously essential and will inevitably become more constrained with additional requirements from central government (Biodiversity Net Gain & Future Homes) but inevitably the local plan viability cannot assess every site or sensitivity test for this

Kendal Futures carried out a consultation on this just before the pandemic and people in Kendal did tell us what they wanted - more walking, cycling, greener homes

Broadband and digital infrastructure is not an issue for larger sites (>30 houses) and even on smaller sites making homes fibre-ready is required through Building Regulations, therefore is this necessary to include in a Local Plan?

Electric cars are not a silver bullet, they still create congestion, still mean people are not travelling in an active way, they still need parking provision in towns and housing developments, and they still have environmental impacts in their manufacture and disposal

**How can we ensure the infrastructure requirements needed to support potential site allocations is identified, costed for and can be proven to be delivered? How might you be able to help with this?**

Detailed site investigation needed to identify costs to support site allocations – welcome information/evidence from site promoters and infrastructure providers to help assist in identifying costs

The more confident or categoric the LA can be, the easier it is for developers to offer the right kind of land

The more certainty the better

Q. Would it be a requirement for the developer to provide their own viability evidence or would the Council review each site themselves?

A. We are asking whether there is still a role for viability assessments to be submitted as part of a planning application, and to make clear in what cases. The Council will be undertaking a Viability Appraisal of the whole plan, and would welcome any information that developers may have on the viability of potential site allocations

Creating better balanced road infrastructure which works for everyone - vehicles, cyclists and pedestrians is vital. Sometimes, this will go against national policy and shared spaces will work better in our area

How do we improve broadband connectivity in existing homes and businesses which in many cases is still inadequate?

New infrastructure should focus on sustainable travel / active travel and not result in induced traffic i.e. no new roads/bypasses etc

## 8 The Way Forward & Publicity

Participants were reminded of the next steps in the Local Plan Review process -

SLDC will take account of views from the Stakeholder event, hold meetings with Town and Parish Councils and arrange meetings with Stakeholders, both one-to-one and in groups

Stakeholders were encouraged to respond to the [consultation](#) by Thursday 30 September and were invited to place offers of help on the whiteboard. The following offers were made:

- A Community led evening (now lockdown has eased) via the PC.
- We can share on our social media and via our e-newsletter which goes out every other week to our c. 6500 members and many more supporters - Lorayne Wall, FLD
- May be able to do social media without providing opinion, can check with our Stakeholder Engagement Adviser - Henry Cumbers Historic England
- Barrow BC happy to assist with consultation/publicity to our communities/parishes on our boundary. Helen
- Office Intranets and internal comms

## 9 Attendees

Title	First Name	Surname	Organisation
Mr	Henry	Armitage	Davis & Bowring
Ms	Holly	Bamber	Electricity North West
Mrs	Janet	Belfield	Sport England
Mr	John	Blue	Genesis Homes
Mr	Sam	Butcher	SLDC
Cllr	Helen	Chaffey	SLDC Member
Ms	Laura	Chamberlain	SLDC
Mr	David	Clifford	Rowland
Mr	Henry	Cumbers	Historic England
Cllr	Barry	Dean	Allithwaite and Cartmel Parish Council
Mr	Andrew	Dewhurst	Maple Grove Developments Ltd
Ms	Gillian	Dobson	Lancaster City Council
Mr	Tom	Dugdale	SLDC
Mr	Stephen	Ellis	
Mr	Richard	Evans	Kendal College
Mr	Noel	Farrer	Kendal Futures
Ms	Georgina	Fellows	Environment Agency
Mr	Paul	Fenton	Story Homes Ltd
Ms	Gemma	Gaskell	United Utilities
Mr	Allen	Gibb	Holker Group
Ms	Hannah	Girvan	SLDC
Ms	Rachael	Graham	Persimmon Homes Lancashire
Mr	Nick	Graham	Turley
Mr	Jason	Hadwin	Lakeland Land Rover
Mr	John	Haley	Edwin Thompson
Mr	Paul	Hatch	Lancaster City Council
Mrs	Pam	Houghton	Houghton Parkhouse Ltd
Ms	Helen	Houston	Barrow Borough Council
Mr	Dan	Hudson	SLDC
Mr	David	Hughes	Cumbria Local Enterprise Partnership
Mr	Stuart	Hunter	Lake District Estates
Mrs	Sue	Hunter	Arnside & Silverdale AONB Partnership
Mr	Andrew	Hunton	Cumbria Constabulary and obo Police and Crime Commissioner
Mr	John	Jackson	Story Homes
Ms	Julie	Jackson	SLDC
Mr	Luke	Jarmyn	Cumbria Chamber of Commerce
Cllr	Caroline	Johnson	Allithwaite and Cartmel Parish Council
Ms	Niamh	Keddy	Natural England

Mr	Stuart	Klosinski	Klosinski Economic Development Consultants Ltd
Ms	Christine	Knipe	Westmorland Agricultural Society
Ms	Kayleigh	Lancaster	PFK Planning
Mr	Damian	Law	SLDC
Mr	Matthew	Mayvers	Caterkwik
Mr	Alastair	McNeill	SLDC
Mr	Phil	Megson	Cumbria County Council - Infrastructure Planning Team
Mr	Gary	Middlebrook	Oakmere Homes
Mr	Kelvin	Nash	Kendal College
Ms	Diane	Neville	Lancaster City Council
Ms	Julie	Newell	EH Booths Ltd
Ms	Claire	Nibieski	Morecambe Bay Clinical Commissioning Group
Mr	Julian	Oston	Dallam Tower Estate
Mr	Matthew	Park	Barrow Borough Council
Ms	Sarah	Peel	Homes England
Mr	Jeremy	Pickup	Environment Agency
Mr	Richard	Platt	LSH
Ms	Miriam	Randall	Brewery Arts Centre
Ms	Hannah	Richins	Story Homes
Mr	Michael	Sanderson	Stagecoach
Ms	Paula	Scott	Kendal Futures
Ms	Elizabeth	Scott-Clarke	SLDC
Ms	Jo	Smailes	Home Group
Ms	Lucy	Stephenson	Savills
Ms	Ann	Stewart	North Yorkshire County Council
Mr	John	Studholme	
Ms	Siobhan	Sweeney	Story Homes
Ms	Rosalind	Taylor	Kendal Swifts
Mr	Simon	Thomas	Kendal BID
Mr	Harry	Tonge	Steven Abbott Associates LLP
Mr	Matthew	Tregilgas	Electricity North West
Mr	Nick	Vass-Bowen	Cumbria County Council - Infrastructure Planning Team
Ms	Hannah	Walker	Barton Willmore
Mr	Simon	Waller	Russell Armer Ltd
Ms	Claire	Walters	National Trust
Ms	Emma	Warner	Environment Agency
Ms	Helena	White	Lakeland Housing Trust
Mr	Tom	Whitehead	Brookhouse Group
Mr	Matt	Williams	SLDC



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Mr	Peter	Winter	Peter Winter Town Planning Services
Ms	Becky	Wolstenholme	Cumbria Youth Alliance
Mr	Richard	Wood	Russell Armer Ltd
Mrs	Lorayne	Woodend Wall	Friends of the Lake District