

# South Lakeland District Council

## Brownfield Land Register 2022:

### Summary Document

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



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# Introduction

## Brownfield Land Register

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

South Lakeland's Brownfield Land Register has been published in accordance with the government's publication guidelines and is available on its [website](#)<sup>3</sup> as the required csv file. The sites are also available to view on the Council's [interactive map](#). This document has been prepared as a printable version of the Register in an accessible format and provides a summary of the information in the Register for each site.

## How have we prepared the Brownfield Land Register?

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

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

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

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

We have sourced sites for the register from a number of sources including:

- Brownfield sites with planning permission (or recently expired permission),
- Brownfield sites allocated in the Local Plan,

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<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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

<sup>3</sup> <https://www.southlakeland.gov.uk/planning-and-building/south-lakeland-local-plan/brownfield-land-register/>

- Brownfield sites in the Council's most recent Strategic Housing Land Availability Assessment, and
- Brownfield sites identified by Council officers.

The suitability, availability and achievability of the sites for residential development was assessed based on the definitions of these terms in the Regulations. This assessment was based on available information on potential site constraints and impacts, known ownership information and developers' intentions, and a judgement on the timescale in which sites could reasonably be developed.

Brownfield Land Registers may consist of two parts:

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

South Lakeland District Council has published Part 1 of its Brownfield Land Register but does not intend to publish Part 2 at this stage. It should be noted that 58% of the capacity in the register is already permitted or the subject of a current planning application.

## Further information

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

*Planning Practice Guidance:*

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

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

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

*Government Guidance – Brownfield land registers data standard - Publish your brownfield land data:*

<https://www.gov.uk/government/publications/brownfield-land-registers-data-standard/publish-your-brownfield-land-data>

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

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

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

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

# South Lakeland District Brownfield Land Register 2022: Part 1

## BLR2: Busher House, Busher Walk, Kendal



OS License Number LA100024277

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

**Site Area:** 0.17 hectares

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

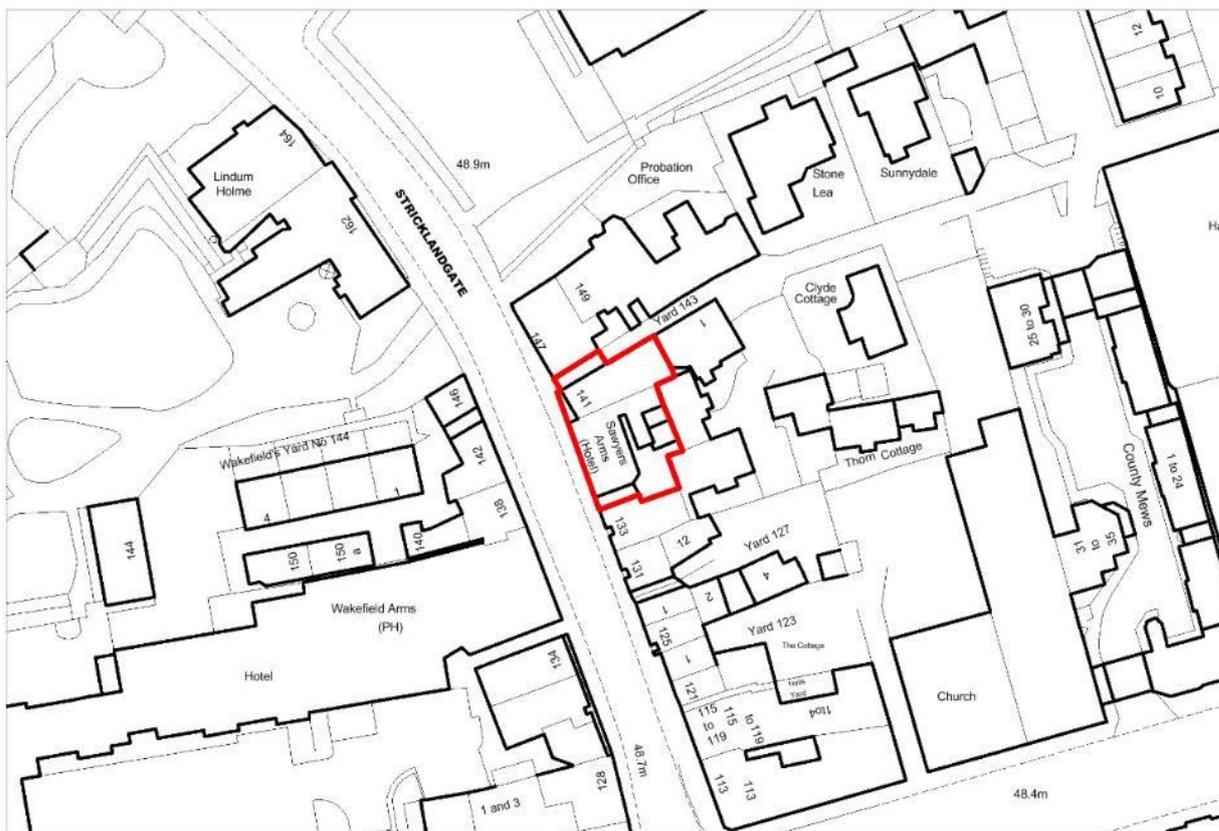
**Planning Status:** Not permitted (expired)

**Estimated Minimum Capacity:** 16

**Planning Application Reference (if applicable):** CU/2016/0014 (expired January 2020)

**Development Description (if applicable):** Change of use from Use Class B1 (a) Offices to C3 (Residential), 16 units. The site owner has confirmed that the change of use will not be progressed, and the building has subsequently been demolished. Options for the site are currently being appraised, but is considered to still have potential for housing in the future.

## BLR3: Sawyers Arms Hotel, Stricklandgate, Kendal



OS License Number LA100024277

**Site Description:** Former public house with planning permission for conversion to 12 apartments.

**Site Area:** 0.03 hectares

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

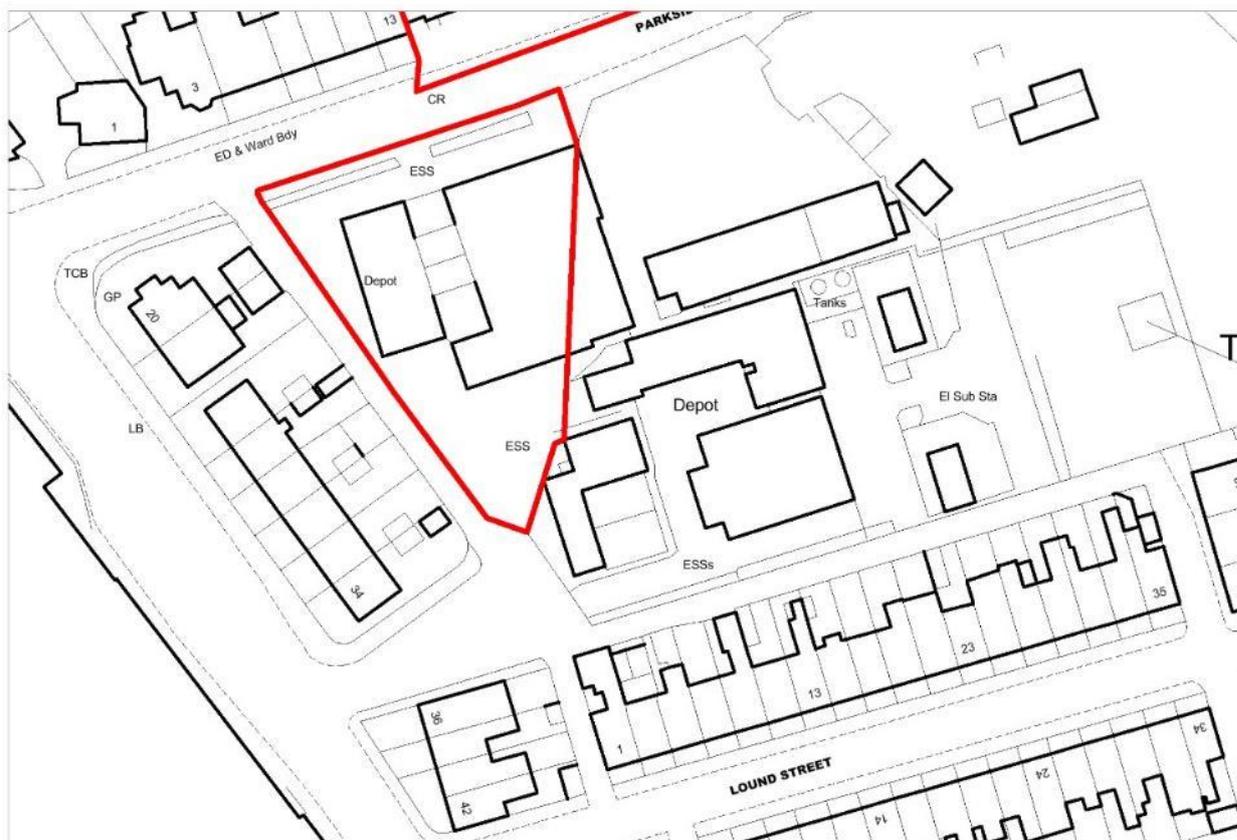
**Planning Status:** Permissioned (and under construction)

**Estimated Minimum Capacity:** 12

**Planning Application Reference (if applicable):** SL/2015/0491, SL/2017/0711, SL/2020/0426, SL/2021/0950

**Development Description (if applicable):** Original planning permission was for the conversion, demolition of rear extensions and extension of vacant public house to form 8 self-contained apartments. The most recently permitted scheme (SL/2017/0711, approved 13.04.2018) is the conversion of vacant public house and alteration/extension of redundant outbuildings to create 12 self-contained apartments. Subsequent variations to plans approved (SL/2020/0426, SL/2021/0950).

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



OS License Number LA100024277

**Site Description:** Former Electricity North West depot site, with outline planning permission approved at 26.10.2017 planning committee subject to the drafting of conditions.

**Site Area:** 0.18 hectares

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

**Planning Status:** Pending decision

**Estimated Minimum Capacity:** 6

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

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

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



OS License Number LA100024277

**Site Description:** Former Electricity North West depot site. Outline planning permission was granted for 43 dwellings but has now expired.

**Site Area:** 1.17 hectares

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

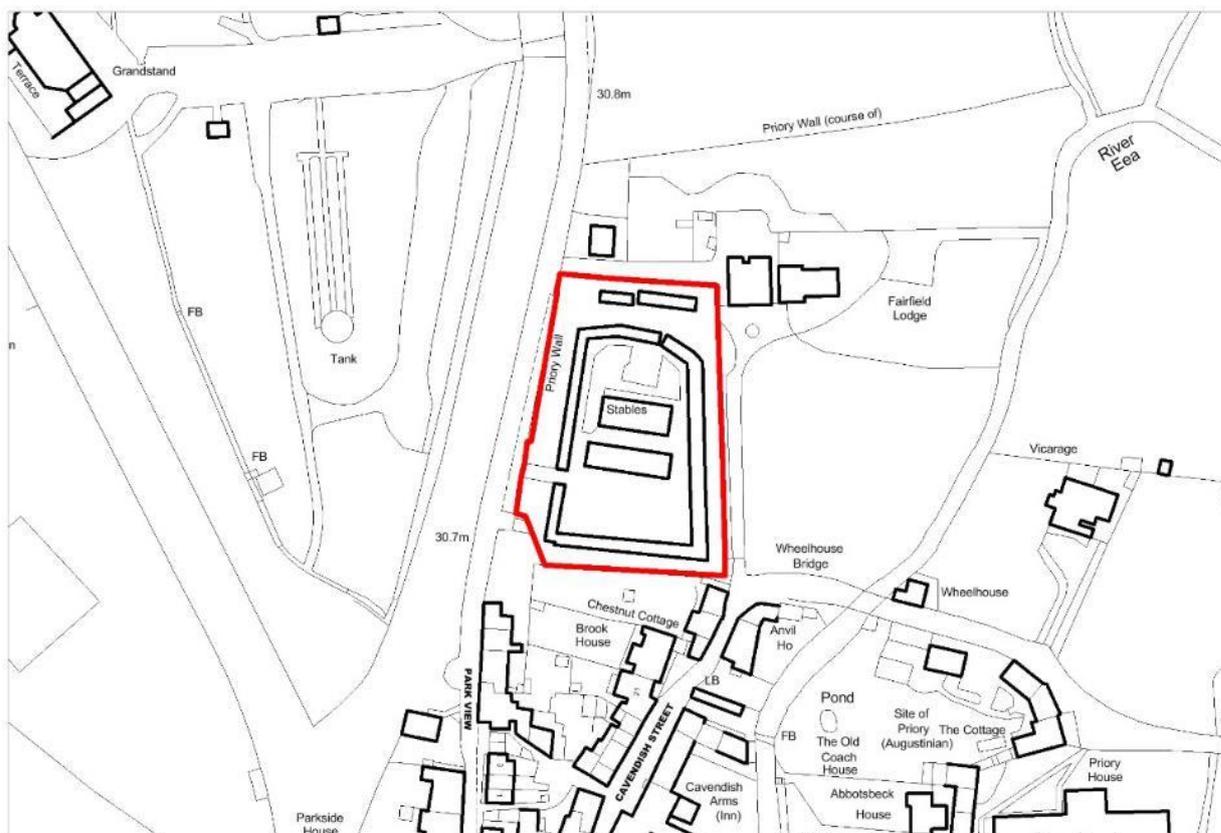
**Planning Status:** Not permissioned

**Estimated Minimum Capacity:** 43

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

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

## BLR9: Stables, Cartmel Racecourse, Cartmel



OS License Number LA100024277

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

**Site Area:** 0.48 hectares

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

**Planning Status:** Not permissioned

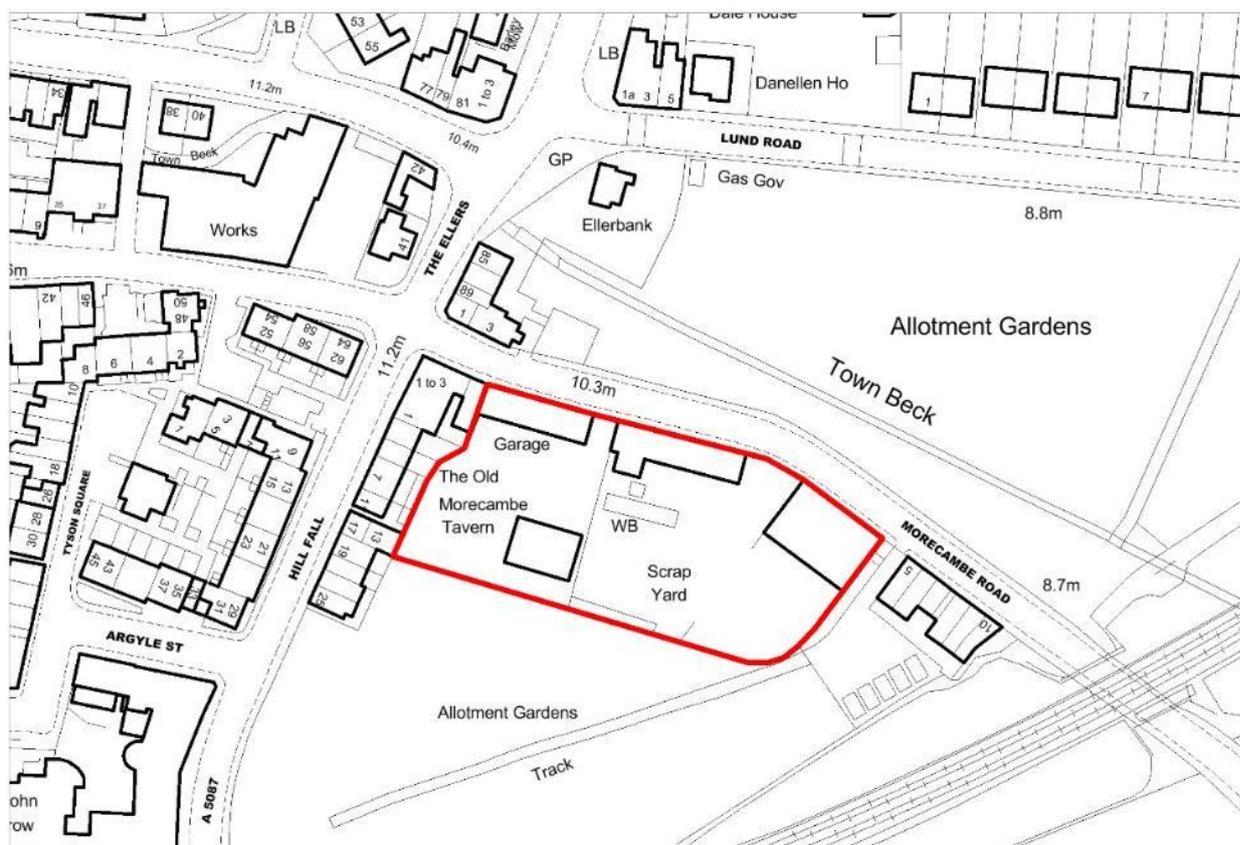
**Estimated Minimum Capacity:** 15

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

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



## BLR12: Morecambe Road Scrapyard, Ulverston



OS License Number LA100024277

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

**Site Area:** 0.39 hectares

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

**Planning Status:** Not permissioned

**Estimated Minimum Capacity:** 12

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

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

## BLR13: North of Watery Lane, Ulverston



OS License Number LA100024277

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

**Site Area:** 0.12 hectares

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

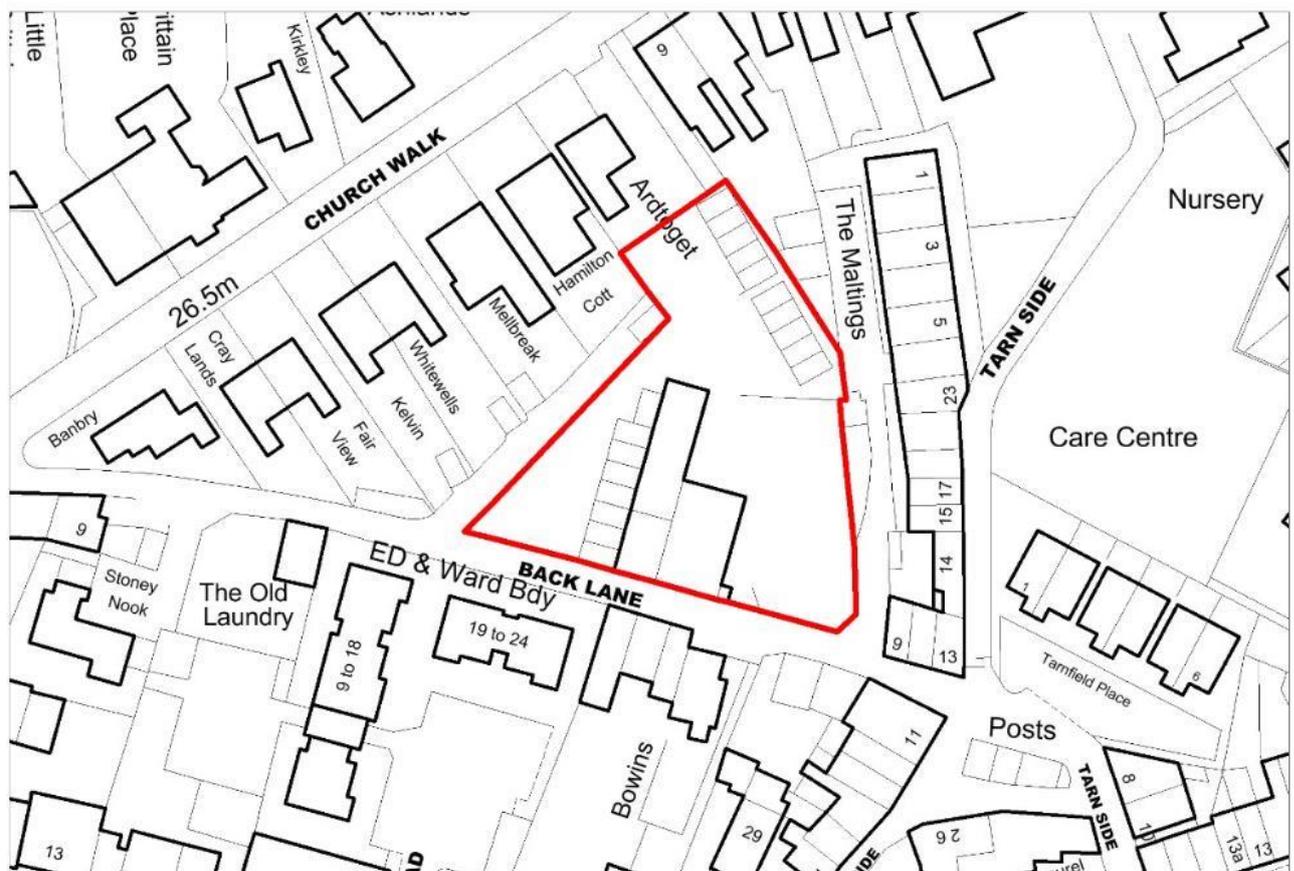
**Planning Status:** Permitted

**Estimated Minimum Capacity:** 8

**Planning Application Reference (if applicable):** SL/2018/0311

**Development Description (if applicable):** Outline planning permission for residential development of up to 28 dwellings. Site includes previously developed and greenfield areas, and only the previously developed area is included in the register, which could accommodate approximately 8 units.

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



OS License Number LA100024277

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

**Site Area:** 0.2 hectares

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

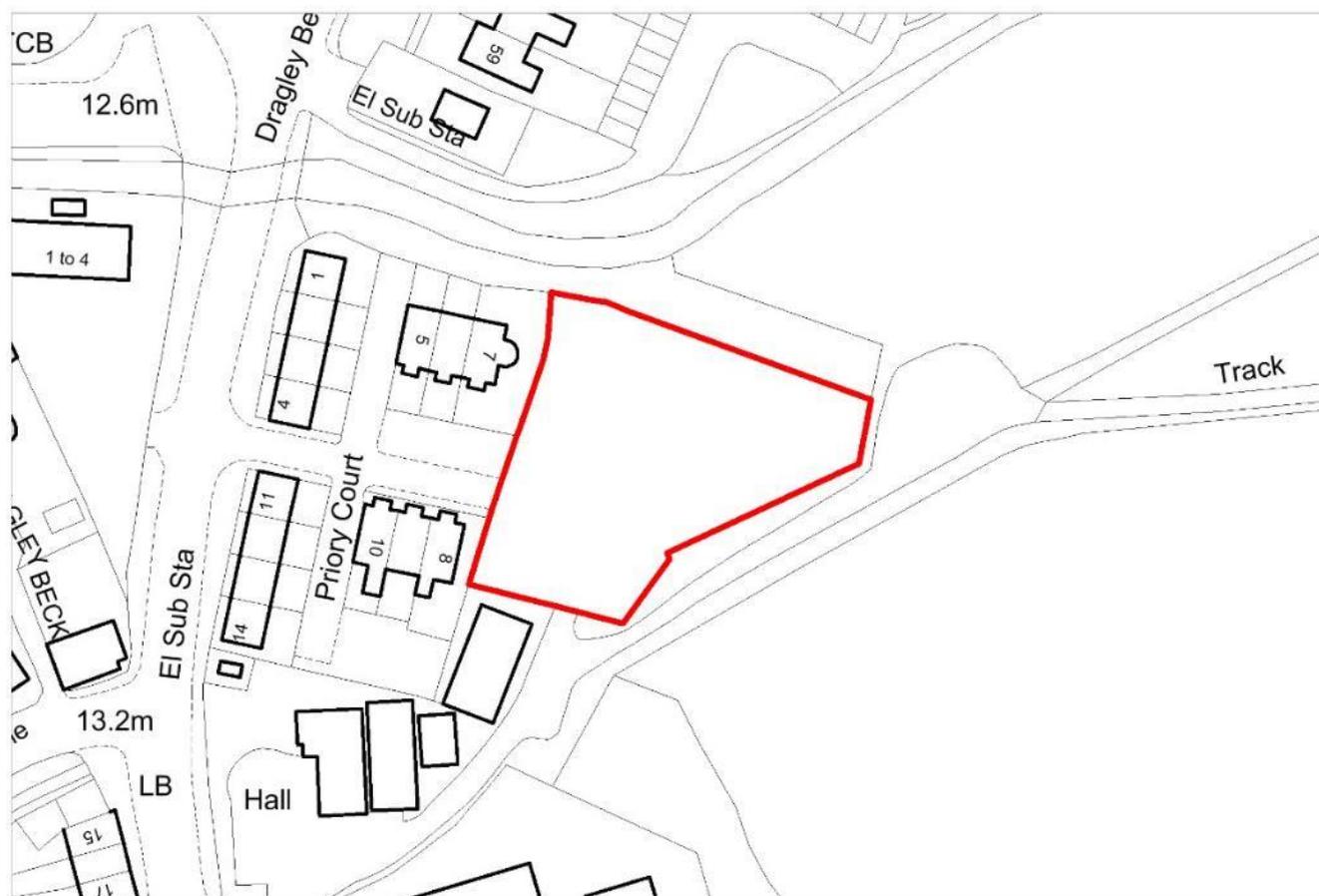
**Planning Status:** Permitted

**Estimated Minimum Capacity:** 3

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

**Development Description (if applicable):** Original application to Cumbria County Council (5/21/9003) for demolition of buildings and relocation of scrapyard included the whole site in the application boundary, but the more recent outline permission (SL/2021/0377) for 3 dwellings only includes the scrapyard area and not surrounding garage areas. Reserved matters permission SL/2021/0922 for approval of reserved matters for the demolition of existing buildings and construction of 3 detached dwellings. This has reduced the permitted capacity to 3 units, but the area of garage units could potentially accommodate more dwellings.

## BLR15: Dragley Beck Depot, Ulverston



OS License Number LA100024277

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

**Site Area:** 0.15 hectares

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

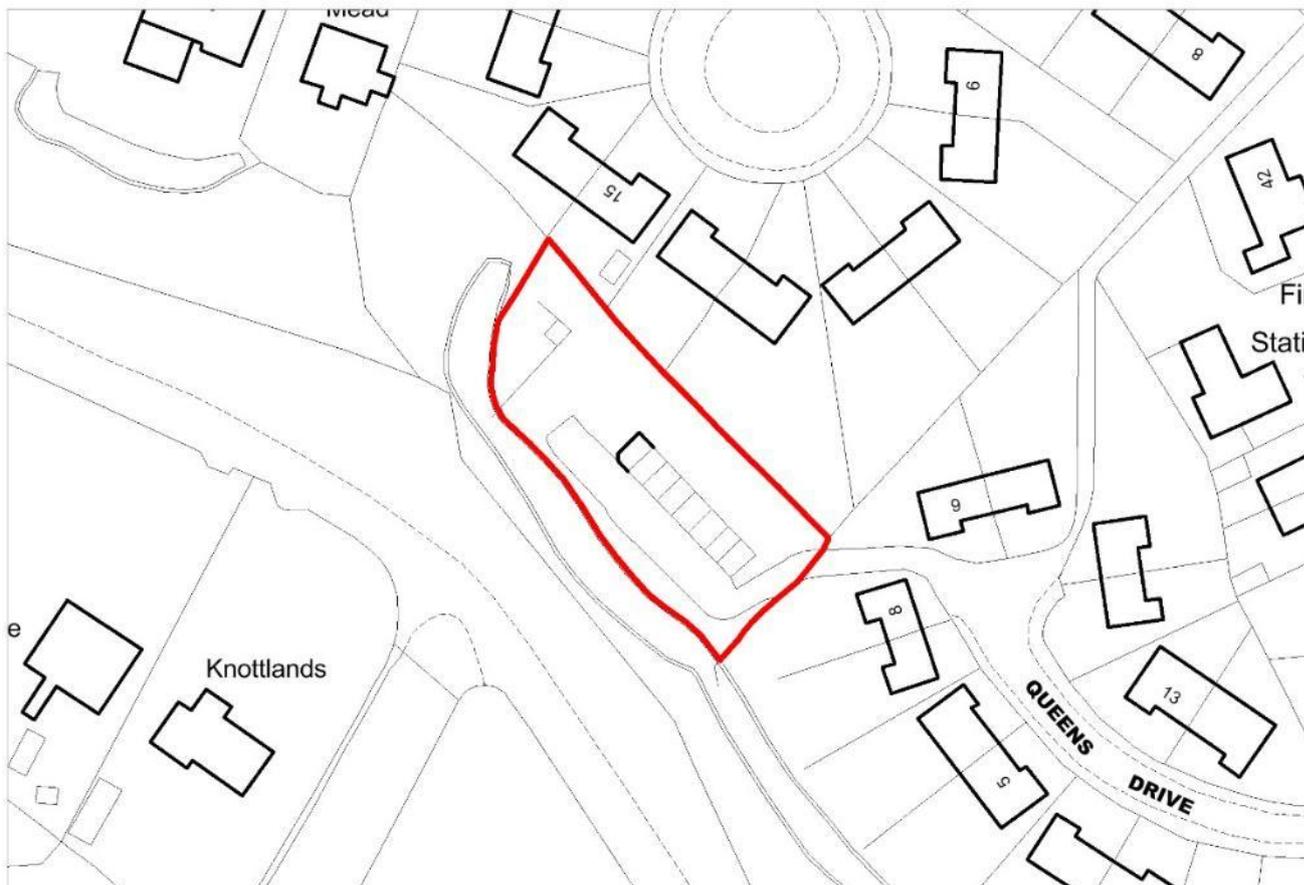
**Planning Status:** Not permissioned

**Estimated Minimum Capacity:** 6

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

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

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



OS License Number LA100024277

**Site Description:** Garage block in residential area, allocated for residential development in the Arnside and Silverdale AONB Local Plan. (See Policy AS17)

**Site Area:** 0.12 hectares

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

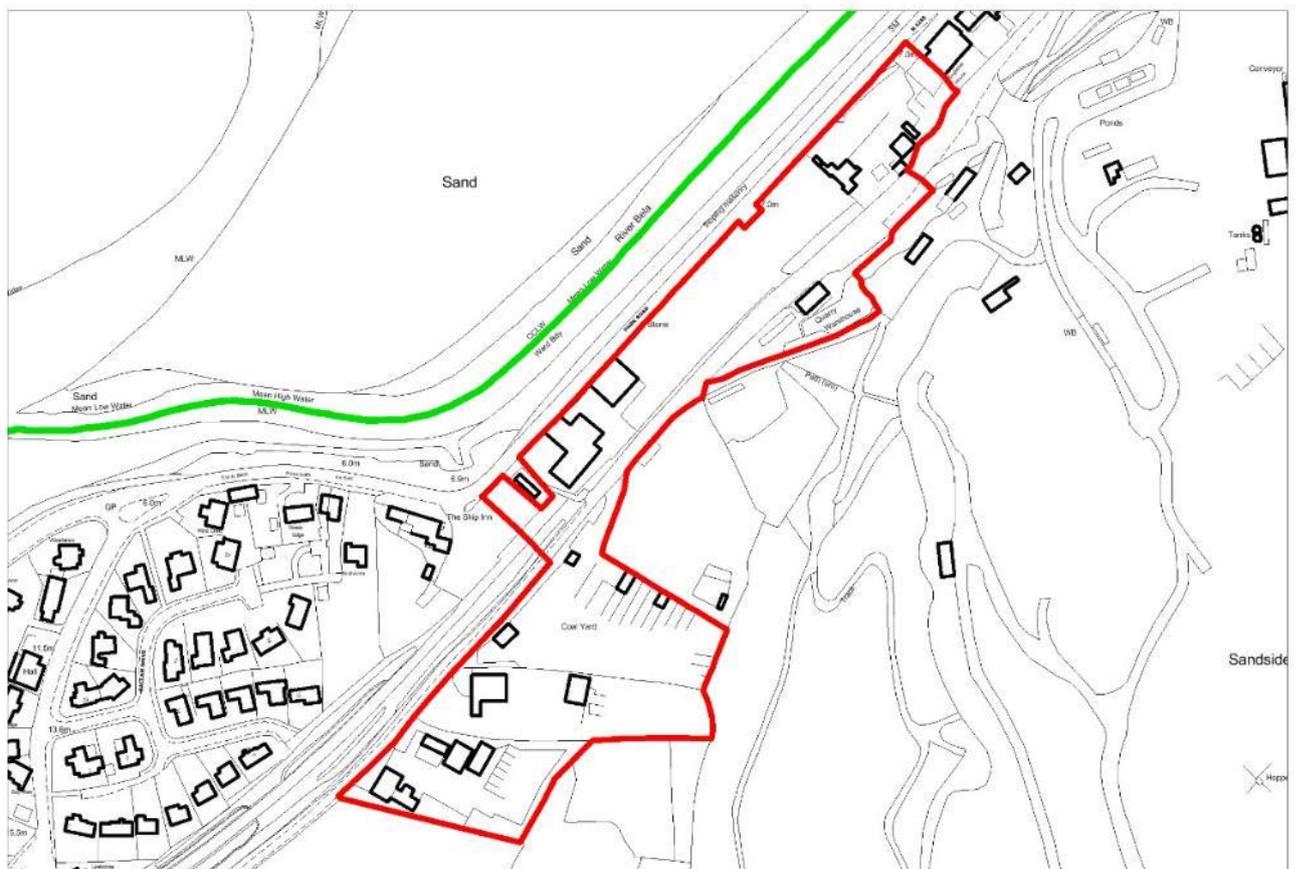
**Planning Status:** Not permissioned

**Estimated Minimum Capacity:** 6

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

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

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



OS License Number LA100024277

**Site Description:** A site with a number of existing business units allocated for mixed use development (employment, residential and community uses) in the Arnside and Silverdale AONB Local Plan. (See Policy AS25). Residential development to avoid Flood Zone 3.

**Site Area:** 3.09 hectares

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

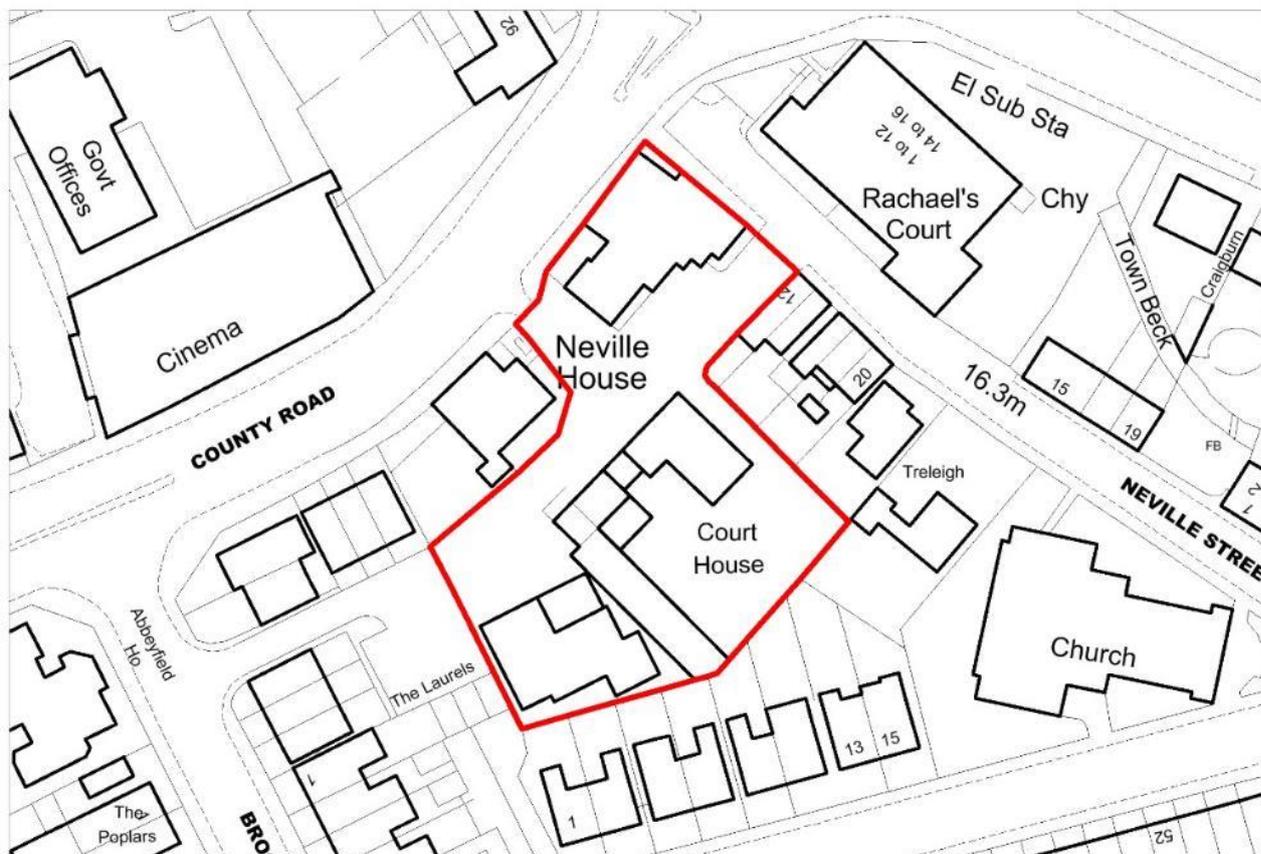
**Planning Status:** Not permitted

**Estimated Minimum Capacity:** 20

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

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

## BLR18: Police Station, Neville St, Ulverston



OS License Number LA100024277

**Site Description:** Former police station and associated buildings recently marketed and sold as a redevelopment opportunity. Pending planning application SL/2020/0885 for residential development.

**Site Area:** 0.28 hectares

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

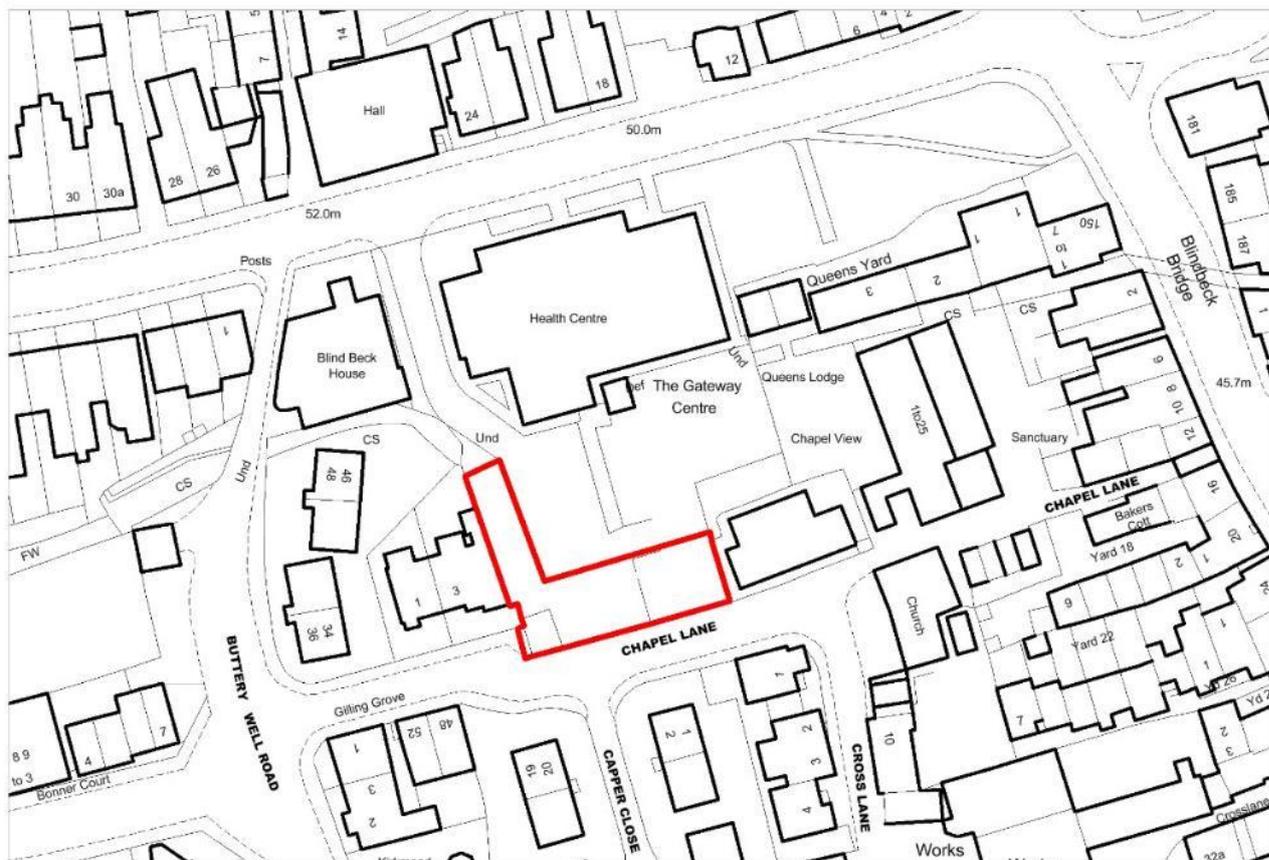
**Planning Status:** Pending decision

**Estimated Minimum Capacity:** 10

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

**Development Description (if applicable):** SL/2020/0885 Demolition of existing buildings including the rear of the police station, retention of the Neville Street façade. Construction of 4 terraced dwellings including gardens and car parking. The 4 terraced dwellings relate to the former police station in the NE corner of the site, and the planning statement refers to a later phase of approximately 6 dwellings in the southern part of the site.

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



OS License Number LA100024277

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

**Site Area:** 0.28 hectares

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

**Planning Status:** Not permissioned

**Estimated Minimum Capacity:** 8

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

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

## BLR20: Armadale Hotel, Arrad Foot



OS License Number LA100024277

**Site Description:** Former hotel building with permission for residential development including the demolition of the existing building.

**Site Area:** 0.04 hectares

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

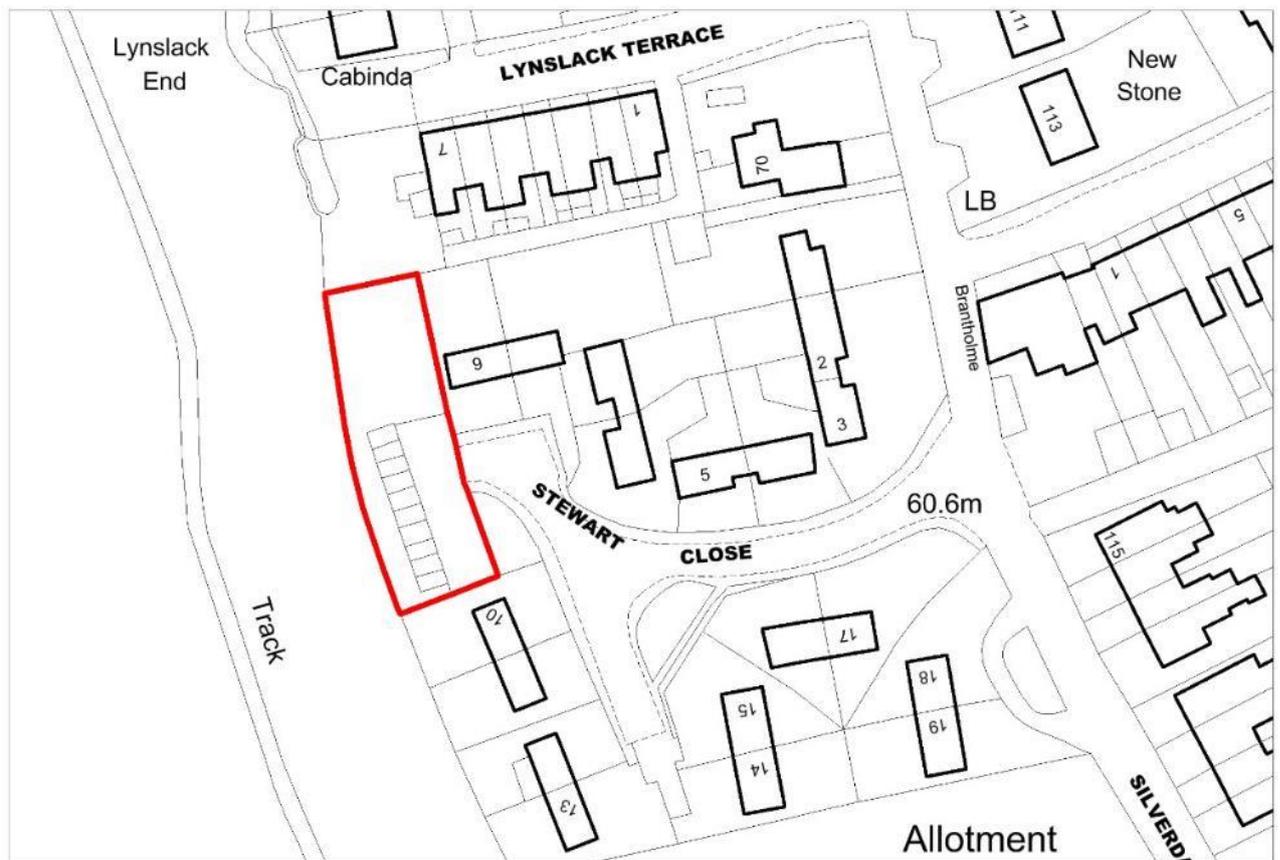
**Planning Status:** Permissioned

**Estimated Minimum Capacity:** 5

**Planning Application Reference (if applicable):** SL/2018/0092

**Development Description (if applicable):** Residential development including demolition of hotel and associated buildings. Outline planning permission granted in April 2018. Reserved matters application submitted in April 2021 (SL/2021/0436) and pending determination.

## BLR22: Garages at Stewart Close, Arnside



OS License Number LA100024277

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

**Site Area:** 0.07 hectares

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

**Planning Status:** Not permissioned

**Estimated Minimum Capacity:** 5

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

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

## BLR23: Hartley's Brewery, Ulverston



OS License Number LA100024277

**Site Description:** Former brewery site.

**Site Area:** 0.34 hectares

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

**Planning Status:** Permitted (part of site)

**Estimated Minimum Capacity:** 10

**Planning Application Reference (if applicable):** SL/2021/0067

**Development Description (if applicable):** SL/2021/0067 Demolition of joiners workshop and barn, erection of 4 terraced dwellings, new external staircase to 1st floor flat over pub, formation of window and door openings in pub and existing offices and removal of existing chimneys. This application covers just the northern part of the site and a later phase of development is planned for the remainder of the site.

## BLR24: K Village, Kendal



OS License Number LA100024277

**Site Description:** Partly vacant mixed use development, with plans approved for conversion of vacant space into a hotel and 88 new apartments. Hotel has been completed and apartments are nearing completion.

**Site Area:** 0.93 hectares

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

**Planning Status:** Permissioned (and under construction)

**Deliverable within 5 years?:** Yes

**Estimated Minimum Capacity:** 88

**Planning Application Reference (if applicable):** SL/2018/0707

**Development Description (if applicable):** Part redevelopment of existing building (via change of use, occupation of redundant plant space and conversion / extension of roof space) to provide 69 bedroom hotel (Class C1), 88 one-bedroom apartments (Class C3), office space (Class B1) and flexible retail / office space (Classes A1, A2, A3 and B1) with external alterations to existing elevations and internal courtyard space



## BLR26: Kendal Magistrates' Court



OS License Number LA100024277

**Site Description:** Vacant former Magistrates' Court building, recently marketed and sold for redevelopment. Permission granted for 64 retirement apartments and construction underway.

**Site Area:** 0.53 hectares

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

**Planning Status:** Permissioned (and under construction)

**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 64

**Planning Application Reference (if applicable):** SL/2019/0841

**Development Description (if applicable):** SL/2019/0841 Demolition of existing building and redevelopment to form 64 retirement living apartments for older people, guest apartment, communal facilities, access, car parking and landscaping.

## BLR28: 9 and 10 Aynam Road, Kendal



**Site Description:** Redevelopment site comprising of a shop, workshop, storage and house. Previous planning permission for 7 dwellings but has recently expired.

**Site Area:** 0.06 hectares

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

**Planning Status:** Not permissioned.

**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 7

**Planning Application Reference (if applicable):** SL/2018/0181

**Development Description (if applicable):** Demolition of shop, workshop, stores and house and erection of eight no. apartments (7 net). Permission expired 29/11/2021.

## BLR29: Porsche Garage, Longpool, Kendal



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**Site Description:** Former Porsche garage site, following relocation to Carnforth.

**Site Area:** 0.38 hectares

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

**Planning Status:** Permissioned (and under construction)

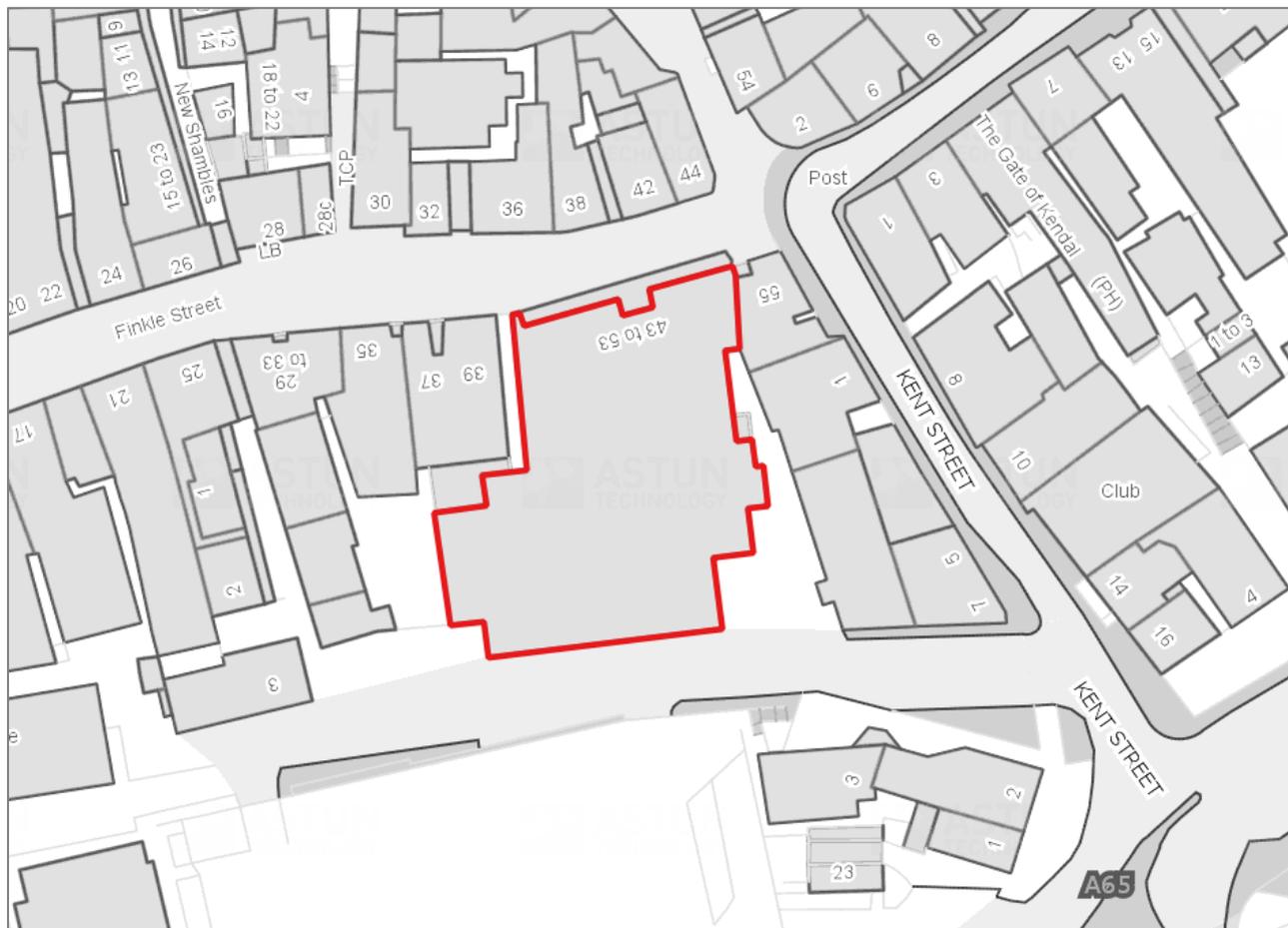
**Deliverable within 5 years?:** Yes

**Estimated Minimum Capacity:** 55

**Planning Application Reference (if applicable):** SL/2020/0908

**Development Description (if applicable):** Erection of McCarthy and Stone retirement living apartments with associated communal facilities, landscaping, and on-site car-parking. Under construction.

## BLR30: Former Beales Department Store, Kendal



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**Site Description:** Former Beales department store in Kendal town centre. Considered to have potential for a commercial/retail led mixed use redevelopment comprising a small element of residential development in upper floors.

**Site Area:** 0.1 hectares

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

**Planning Status:** Pending decision

**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 7

**Planning Application Reference (if applicable):** n/a

**Development Description (if applicable):** Recent application for a small part of the site (SL/2022/0406) for change of use of 1st & 2nd floors of former retail and retail storage & ancillary accommodation (Use class E) to 4 flats (Use class C3) with bin, recycling store and bicycle park (Resubmission of SL/2022/0405). Pending determination.

## BLR31: Former Safehands Nursery, Kendal



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**Site Description:** Former children's nursery site.

**Site Area:** 0.1 hectares

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

**Planning Status:** Permitted (and under construction)

**Deliverable within 5 years?:** Yes

**Estimated Minimum Capacity:** 5

**Planning Application Reference (if applicable):** SL/2020/0648

**Development Description (if applicable):** Change of use of former nursery to provide 5 dwellings, development is under construction.

## BLR32: 11 Daltongate, Ulverston



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**Site Description:** Former Lonsdale Hotel site with permission for conversion to 10 apartments and four lettings bedrooms.

**Site Area:** 0.03 hectares

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

**Planning Status:** Permissioned

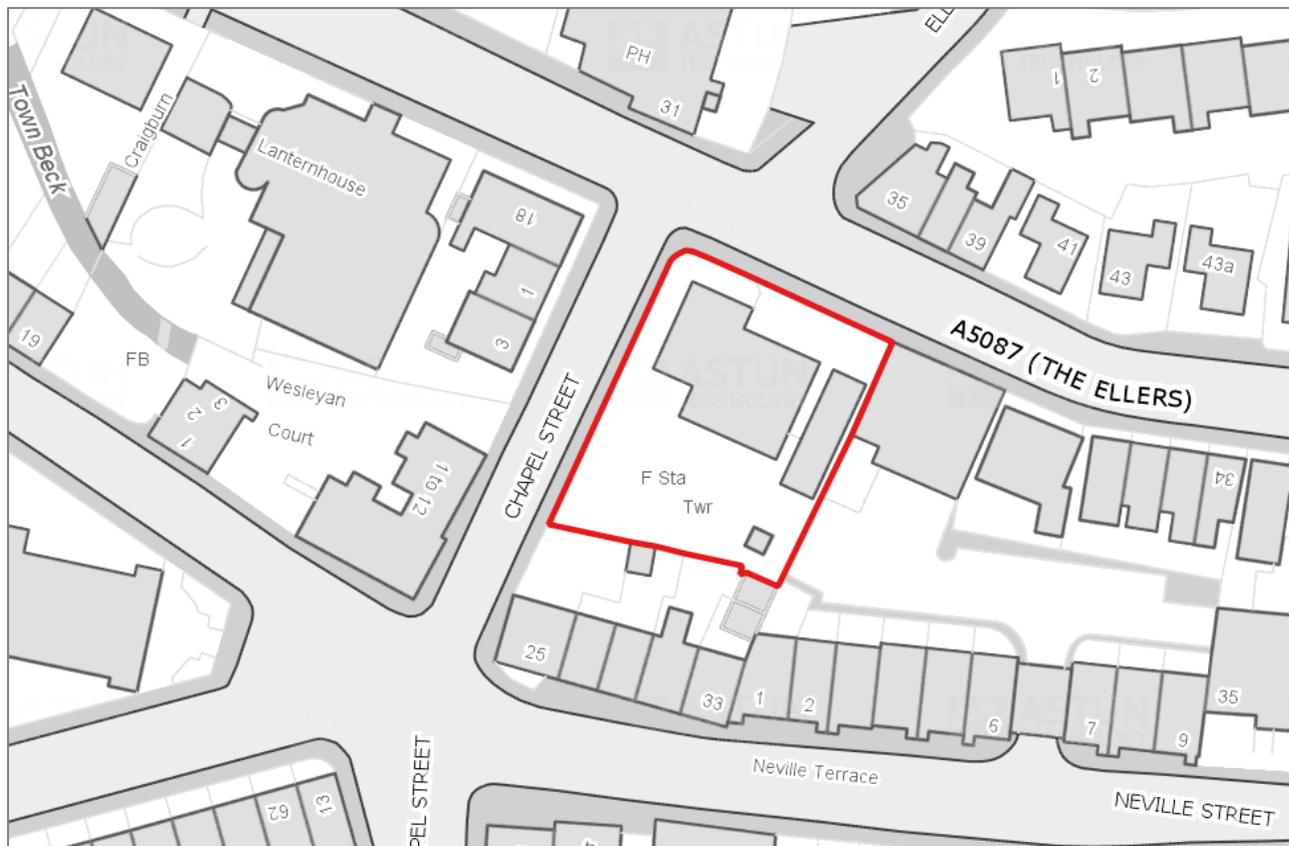
**Deliverable within 5 years?:** Yes

**Estimated Minimum Capacity:** 10

**Planning Application Reference (if applicable):** SL/2021/0443

**Development Description (if applicable):** Conversion of former hotel to residential apartments and serviced accommodation.

## BLR33: Former Fire Station, The Ellers, Ulverton



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**Site Description:** Former fire station site following relocation to Blue Light Hub. In Flood Zone 3 so would only be suitable for housing subject to satisfactory application of the sequential and exception tests and other development plan policies. December 2022 update: the site has been sold and a planning application is pending (SL/2022/0722) for the conversion of the fire station to a Funeral Directors. The site is therefore unlikely to be available for housing and will need to be removed from the register should permission be granted.

**Site Area:** 0.09 hectares

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

**Planning Status:** Not Permitted

**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 5

**Planning Application Reference (if applicable):** n/a

**Development Description (if applicable):** n/a

## BLR34: Yewbarrow Lodge, Grange-over-Sands



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**Site Description:** Former retirement flats complex, which is proposed to be redeveloped by South Lakles Housing for approximately 17 affordable homes.

**Site Area:** 0.60 hectares

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

**Planning Status:** Not permissioned

**Deliverable within 5 years?:** No

**Estimated Minimum Capacity:** 17

**Planning Application Reference (if applicable):** n/a

**Development Description (if applicable):** n/a

## Appendix 1: Sites no longer meeting Brownfield Register Criteria

This section contains sites that no longer meet the criteria for inclusion on the Register, for example if they have been developed for housing or if they are no longer available for residential redevelopment. The government requires sites to be retained on the register and for an 'End Date' to be entered into the Register when they are no longer considered to be brownfield land or are not available for development.

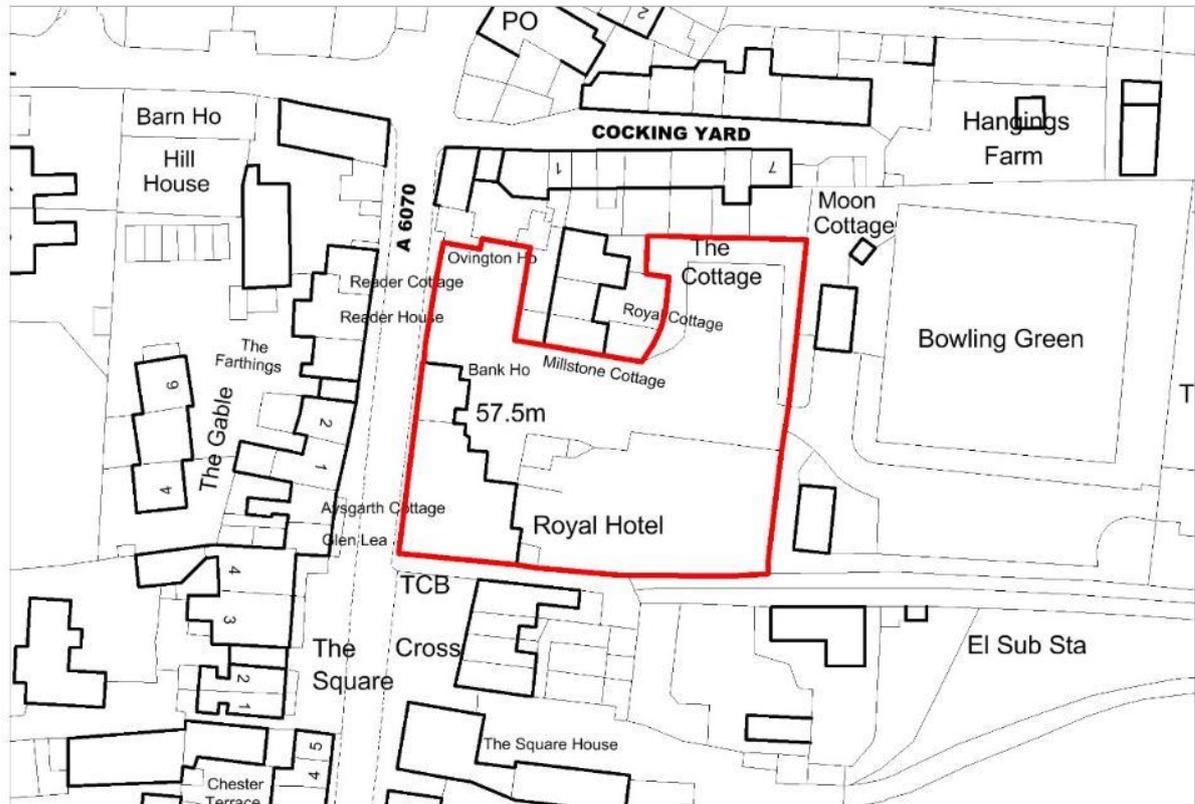
### BLR1: Former Cedar House School, Kirkby Lonsdale



OS License Number LA100024277

**Site description:** This site's redevelopment to 9 dwellings is now complete and the site is therefore no longer available for residential development.

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



OS License Number LA100024277

**Site Description:** Refurbishment of pub and development of six new build dwellings. Site is now complete.

## BLR5: West End Nursery, Ulverston



OS License Number LA100024277

**Site Description:** Former plant nursery site that forms part of a larger residential allocation comprising of mostly greenfield and some brownfield land with former nursery buildings and bungalow. The redevelopment of the nursery area is now complete and construction on the wider greenfield site is ongoing.

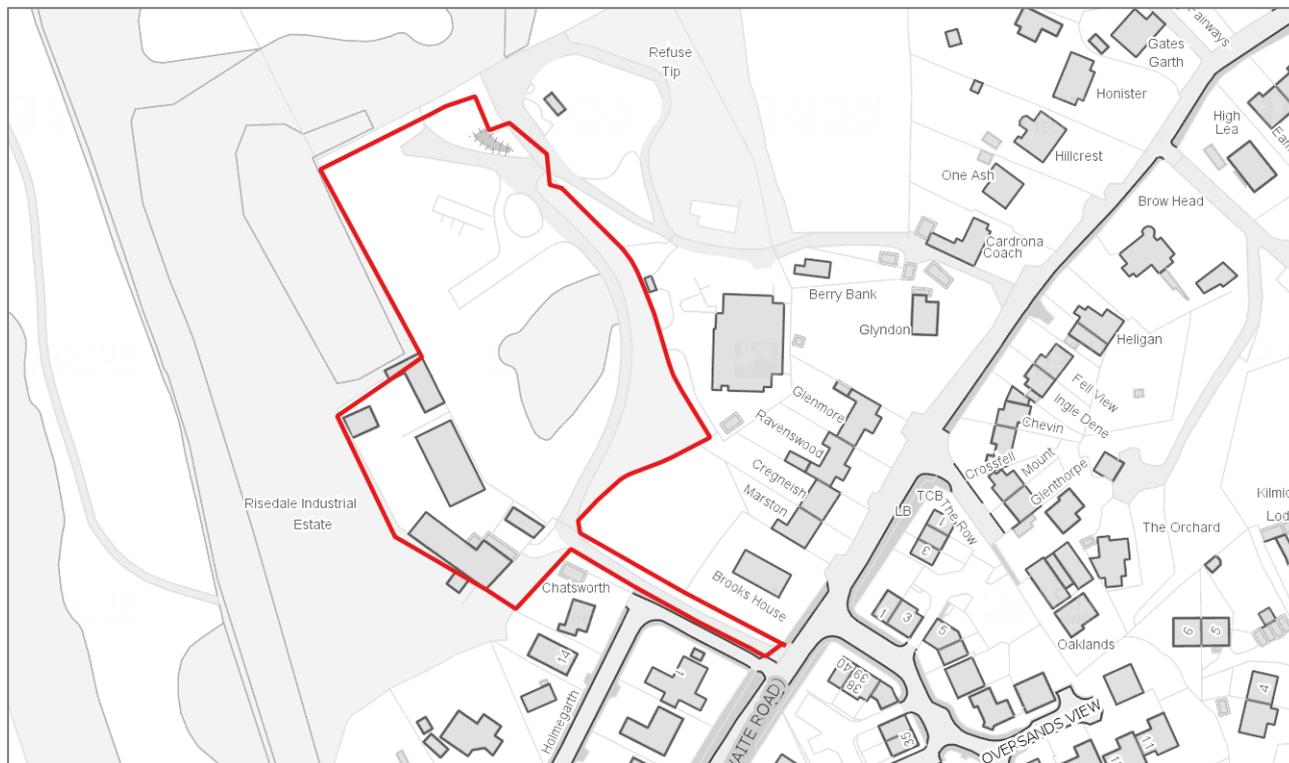
## BLR8: Ulverston Town Hall, Queen St, Ulverston



OS License Number LA100024277

**Site Description:** This site's redevelopment to 17 affordable apartments is now complete and the site is therefore no longer available for residential development.

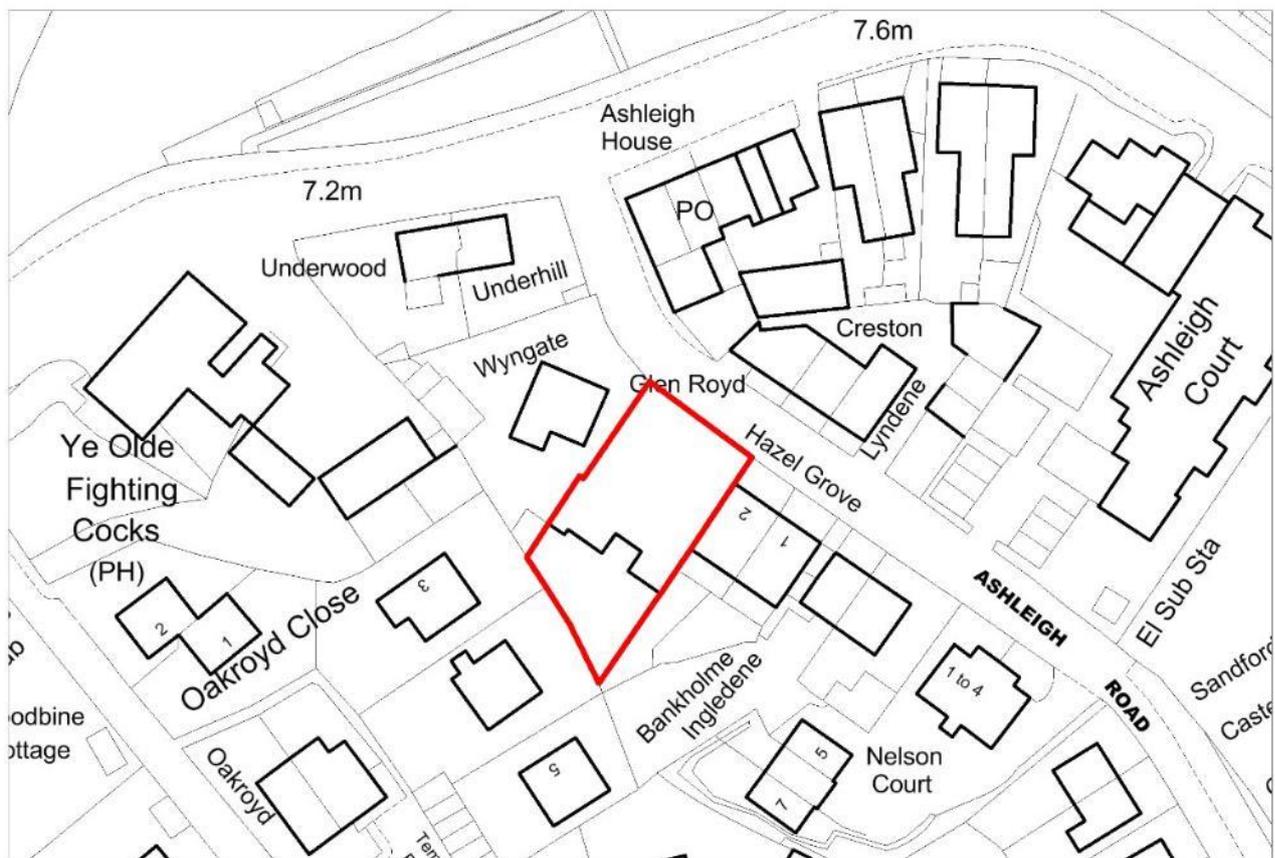
## BLR11: Mixed use allocation at Guide's Lot, Grange



OS License Number LA100024277

**Site Description:** Household Waste Recycling Centre, allocated for mixed use development in the Local Plan (Land Allocations Policy LA3.3). Site owner has confirmed that it is unlikely to be progressed and its allocation will be reviewed through the Local Plan Review. Site is therefore no longer considered to meet the criteria for inclusion on the Brownfield Register.

## BLR21: Former Garage, Ashleigh Road, Arnside



OS License Number LA100024277

**Site Description:** Former garage site. Originally identified as having potential for 5 dwellings if developed for apartments, however subsequently planning permission (SL/2021/0789) has been granted for one dwelling and the site therefore no longer meets the criteria for inclusion on the register from 15/12/2021.

## BLR27: Garage site east of Castle Drive, Kendal



**Site Description:** This site's redevelopment from a former garages site to 5 affordable homes is now complete and the site is therefore no longer available for residential development.