

## **South Lakeland Strategic Housing Land Availability Study (SHLAA) Stakeholders' seminar 08 December 2008 Kendal Town Hall.**

### **The SHLAA. Bernard Greep, Tym & Partners.**

As I can understand, this study is to look into the suitability of a number of proposed sites set out as part of the housing Local Development Plan (LDP) as part of the South Lakes Local Development Framework (LDF). The objective is to find space to build nearly 8000 new homes between 2003 and 2025 within South Lakeland (but outside the National Parks). This target has been set by the North West Development Agency (or whatever it is called today).

Roger Tym & Partners have assessed each of these sites under a set of criteria for their suitability (eg flooding), whether they are available and whether the development can be achieved (for that read financially viable). From this assessment, the sites fall into three bands.

Band 1. Sites are suitable, available and achievable.

Band 2. Sites may face some "constraints" on the three broad considerations.

Band 3. Sites face significant or substantial "constraints"

From what I can gather, the big difference above is largely due to their financial viability. With this in mind, Tym & Partners assessed whether the sites would be developed under four proposed development policies.

The current Interim Planning Approach to Housing (IPATH) policy where a large proportion of sites are turned over to affordable (for that read social) housing would lead very few developers being willing to provide dwellings under these conditions. It is only under the most open of the four scenarios where developers are allowed to sell 70% of property on the open market that the target numbers are likely to be met. I believe this may not be so bad as it first seems. For many, affordable homes are those they can buy on the open market and if planning policy is directed towards building properties of a particular type (family homes) it could significantly alter the open market value of suitable homes.

### **Core Strategy. Allocation of Land Developments. Steve Ottwell, SLDC.**

I'm sorry, but Mr. Ottwell talks in the same incomprehensible manner as the planning documents he talks about.

The only thing I learned was that all those proposals they put into the core strategy this spring have had to be withdrawn because they should have been presented separately; hence the document and map held by Mr. Morrish.

This strategy really is the most appalling document. These people are putting together a strategy to get us from where we are now to somewhere in the future. During public questions, Mr. Ottwell could not give the population for the district to which the strategy applies, nor could he give the number of dwellings in the district. These are basic numbers needed to describe where we are now. They are available, but need a little digging to get to. They have simply been too lazy to find out and how on earth

they expect to put in place meaningful policies to get us somewhere in the future I do not know. I intend to work on them.

**Land supply measurement. Alistair McNeill, SLDC.**

The main point of Alistair's presentation is that SLDC will now consider conversions to dwellings in rural areas. This means we are back to a situation before 2003 where a policy called "H12" (attached) was used to assess proposed sites.

For the moment IPATH is to be used as the guide for planning policy.

Slinger. 18 December 2008.