

NEIGHBOURHOOD PLAN STEERING GROUP MEETINGS FOR LAND ALLOCATION

Present	10 Oct 2016	18 Oct 2016
Chris Granger	Chair	
Mark Cropper	Present	Chair
Emma Butterworth	Present	Present
Sue Cook	Present	Present
Jenny Harrison	Present	
Claire Ellwood	Present	Present
David Ginsberg	Present	
Patrick Willink	Present	Present
John McCurdie	Present	Present

Objective

Following the submission of the objectives of the Neighbourhood Plan to SLDC and LDNPA, the Steering Group were tasked with allocating land for development of up to 300 residential properties and 2 hectares of industrial or commercial properties. (A hectare is 10,000 square metres, e.g. 100m by 100m, or 2.47 acres).

Discussion

There are existing allocations for 70 houses adjacent to Hall Park, and 23 at Willink Fields. There is also development land for expansion at Croppers and for recreation facilities south of the football ground for new facilities from the displaced ones at Willink Fields. Further details can be found by following the links at <http://www.southlakeland.gov.uk/building-and-planning/south-lakeland-local-plan/land-allocations-dpd/>. The map for Burneside is attached, and the guide is:

- LA1.3 Housing Allocation
- LA 1.8 Local Employment Allocations
- LA2.13 Formal outdoor sports facility sites, south of Burneside Football Club.

The main landowners in the area around Burneside are Croppers, Ellergreen Estates, Anglers Inn Trust, South Lakes Housing, Progress Housing, along with the church and school.

Many ideas were proposed and discussed, and there were many potential pitfalls discussed, e.g.

Residential

- Melmore Gardens is a possible site, but there has been no discussion about the cottage in the corner of the grounds (near the main road).
- Lakes Line have looked at the feasibility of moving the station, but TMAG had suggested that part of Willink field could be used for station car parking with access to the other end of the platform than at present. This would involve a slight reduction in houses that could be built there. This proposal met favour, since the current station access is by a private road.
- In response to a question about selling the industrial units between the station and the engine sheds, it was pointed out that land for housing costs more than industrial land.
- In reply to a question about using the field north of Sharpe's Lane, the owner is a Trust that has responsibilities.
- The mill is full for car parking, but the current car park opposite the church may be available for housing or industrial use.
- Millennium Green is owned by Progress Housing, and it is "protected" by the Trust.
- The school currently has 73 pupils, and has had 145. The new head is keen to stay at the current premises.
- The effluent tank by Ford Bridge can not be moved, but it should be disguised as much as possible.
- It was felt that there were no sizeable sites elsewhere in the parish that would not have an impact on the small communities, and therefore no allocations were made. Any building plots would tend to be for individual builds.

Industrial

- The farm near Burneside Old Hall could be redeveloped as a business centre
- Plumgarths is already being expanded.
- There is a micro-brewery in Bowston on the site of a former garage. It is known that Sailblades in Bowston would like to expand.
- The land behind the pub, Steeles Row, and in front of the mill may be available for development.
- Some members of the Steering Group were not keen about discrete parcels of land spread about the parish and preferred ribbon development.

In the second meeting, the points above were expanded and detail was put on to the sites in order to produce the list below.

The feeling was that there should be a wide demographic spread of housing, including affordable dwellings, places suitable for older people, flats above premises, but all should be attractive.

Identified sites

Site		Type	Units	Types and notes
1	Hall Park	Residential	70 60	In SLDC allocation. Possible extra area.
2	Sprint Holme	Residential	15	In keeping with Churchill Court. Access?
3	Hall Park Minor	Residential	6	High density
4	Church Car Park	Residential Industrial	10	High density Flats above commerce
5	Engine Sheds	Residential	15	Mid density Terraced, 4bed with garage under
6	Station Yard	Residential Industrial	10	Access from Engine Sheds?
7	Melmore Gardens	Residential	10	Mid density Terraced, garage under
8	Willink Fields	Residential	20	Family homes, to mirror Holme Houses ?
9	Field N of Willink Fields	Residential	30	As above
10	Field N of Holme Houses	Residential	20	As above
11	Football Ground	Residential	20	Higher end family homes
12	School and grounds	Residential Industrial	20	
13	Behind pub, Steeles Row	Industrial		
14	Behind churchyard	Commercial Residential ?		Flats above commerce
15	Bridge Street (river side)	Industrial		
16	Beside effluent tank	Industrial		
17	Bridge Street (mill side)	Industrial		
18	Land adjacent to mill	Industrial		In SLDC allocation

On the maps, residential sites are in red and business sites in blue.

This allocation gives up to 306 residential premises, with the possibility of some more flats above commercial premises in site 14. This is a notional total, since allowance has not been made for alternative industrial locations if housing is preferred, or for a new school.

Issues for resolution

- Nigel McGurk to advise if a Neighbourhood Plan can override other planning, e.g. in site suitability, density of housing.
- Identify professional help in better presentation of sites, artist's impressions, etc., and who pays.

Acknowledgement

Thanks to Emma Butterworth for the draft listing and marking the sites.

John McCurdie
Secretary, Burneside Neighbourhood Plan
31 October 2016