

Land off Greengate, Levens, Kendal, LA8 8EY

The construction of approximately 54 dwellings with access off Greengate, associated road infrastructure, open space and landscaping.

PLANNING PROCESS.

Westmorland & Furness Council do not have a five-year supply of Housing.

The 5 Year Housing Land Supply (5YHLS) is a measure used by local planning authorities to demonstrate that they have enough land in their planning system to meet the annual targets for new homes. This supply is assessed as part of a rolling annual review process to ensure that local authorities continuously meet their required contribution to national Government housebuilding targets.

Five Year Housing Land Supply Report – 31 March 2024 (Published April 2025).

A summary of the Councils Housing Position.

Table 1: Westmorland and Furness 5-Year Housing Land Supply Position

Step	Description	Calculation	Figure
a)	Local Housing Need annual requirement (using alternative approach)	See Section 3	993
b)	Local Housing Need 2024-2029	a*5	4,965
c)	Five Year Requirement including 5% buffer	b*1.05	5,213
d)	Annual Five-Year Requirement	c/5	1,043
e)	Deliverable land supply	units	3,232
f)	Land supply in years	e/d	3.10

The Council can therefore demonstrate it has a deliverable land supply of 3.10 years.

Source of information available at

<https://www.westmorlandandfurness.gov.uk/sites/default/files/2025-04/5YHLS%20Report%202024.pdf>

Publication of the Call for Sites 2024 Assessment Outcomes Report

The Call for Sites 2024 Constraint Assessment Outcomes Report has now been published by Westmorland & Furness Council.

The purpose of this report is to provide early information on the sites submitted during the 2024 Call for Sites for housing and employment, including an initial indication of those that appear most constrained and least constrained based on spatial constraints data. This is an initial stage of the assessment process, and the findings will be refined as further work is completed by the Council and or others.

Land off Greengate, is listed as Land at Levens (Site ID: 109754) within the Call for Sites 2024 Assessment Outcomes Report.

Sites identified within the report are grouped into three categories:

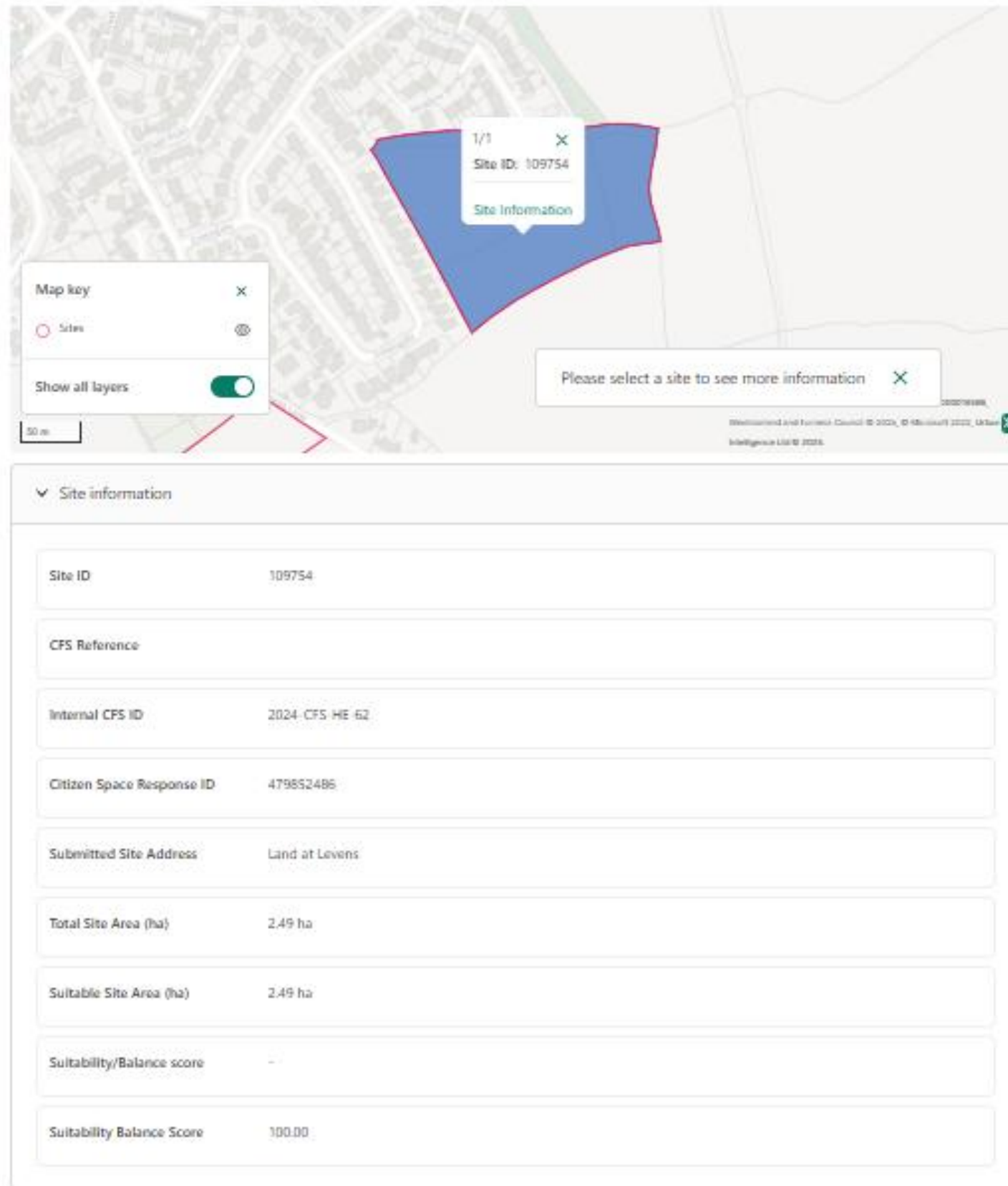
- **Sites of least constraint**, where development potential is least constrained.
- **Sites of greatest constraint**, where constraints may significantly limit a site's suitability for a use.
- **Clip exclusions**, where showstopper constraints remove all or most of the site for consideration for that use.

Land off Greengate, listed as Land at Levens (Site ID: 109754) falls within the category sites of least constraint. In broad terms, **Positive balance scores** indicate that a site is subject to fewer or less severe constraints. The higher a balance score above 0, the less constrained a site is.

This site scores 100 above 0, as shown on the extract plan.

Source of information available at

<https://www.westmorlandandfurness.gov.uk/planning-and-building-control/planning/planning-policy/call-sites/2024-call-sites>



The screenshot displays a web application interface. At the top, a map shows a blue-shaded site area. A pop-up window for 'Site ID: 109754' is visible. Below the map, a table titled 'Site information' provides details about the site.

Site information	
Site ID	109754
CFS Reference	
Internal CFS ID	2024-CFS HE-62
Citizen Space Response ID	479852486
Submitted Site Address	Land at Levens
Total Site Area (ha)	2.49 ha
Suitable Site Area (ha)	2.49 ha
Suitability/Balance score	-
Suitability Balance Score	100.00

Pre-application engagement and front loading.

Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. A Formal Pre Application Enquiry has been submitted to Westmorland & Furness Council. Written feedback from the Council is awaited.

Statement of Community Involvement.

The Statement of Community Involvement (SCI) seeks to ensure effective community involvement at all stages in the land use planning process. This open public consultation event today (Tuesday 13th January 2026) from 9:30am – 8pm enables those interested to view initial proposals that are currently being formulated and engage in the planning process prior to a formal planning application being submitted.

- Westmorland & Furness Council has been notified of this event by email.
- Levens Parish Council and its Councillors have been notified of this event by email.
- The Ward Councillor has been notified of this event by email.
- 377 households within Levens have been notified of this event by post.
- The Parish Council have kindly publicised this consultation event on their website.

Key Planning Matters.

The key planning matters associated with the development are listed below.

- Housing Requirements and Affordable Housing
- Archaeology.
- Ecology.
- Trees.
- Energy & Sustainability.
- Landscape and Planting Schemes.
- Contaminated Land Assessment.
- Flood Risk.
- Foul and Surface Water Drainage.
- Sustainable Transportation (Highway Safety & Sustainable Travel)
- Conserving and enhancing the natural environment
- Achieving well designed places.
- Making effective use of land.
- Promoting healthy and safe communities.
- Achieving sustainable development (Social, economic and environmental objectives).
- Community Engagement.
- Open Space.

A suite of technical documentation, including plans/drawings, surveys, assessments and reports is required to address matters identified and accompany the planning application submission.

PLANNING & DEVELOPMENT TIMELINE.

Initial surveys, reports and assessments are commencing w/c 12th January 2026 running in parallel with this consultation event.

The feedback from Westmorland & Furness Council, this Public Consultation Event and initial surveys, reports and assessments being carried out will inform the detailed design layout.

Surveys, reports and assessments to be finalised w/c 26th January 2026.

Currently, the aim is to submit a full planning application early February 2026.