



SOUTH LAKELAND LOCAL PLAN

DEVELOPMENT BRIEFS PHASE 3A: ISSUES AND OPTIONS CONSULTATION

PROPOSALS DOCUMENT SUMMARY – JUNE 2016

This is a summary document of the Proposals Document for Phase 3A Development Briefs and its accompanying Appendices (Appendix 3 Site information Working Documents).

About the Development Briefs Consultation

South Lakeland District Council is committed to preparing Development Briefs for a number of larger or more complex sites, allocated for housing or employment in the adopted Land Allocations document. The purpose of Development Briefs is to provide more guidance, which will be taken into account when the Council considers subsequent planning applications.

Following the adoption of 8 Development Briefs (Phase 1), work is now well under way with the preparation of 3 further briefs (Phase 2). This document relates to the preparation of part of the third phase of Development Briefs (Phase 3A) and relates to the following 2 sites – see attached maps:

- North of Sycamore Close, Endmoor – a site for approximately 100 dwellings;
- Green Dragon Farm, Burton in Kendal – a site for approximately 86 dwelling and around 0.75 hectares of employment land.

What a Development Brief does

Development Briefs provide site-specific planning guidance and advice for large, complex or sensitive sites, and are used as guidance when the Council is considering planning applications. The scope of the Briefs will vary according to the needs of each site.

The purpose of a Development Brief is to inform developers and other interested groups of the constraints and opportunities presented by a site and the type of development expected or encouraged by the Local Planning Authority. In doing this, a Development Brief seeks to achieve a higher standard of development on a site than would be achieved without one.

The Development Briefs will set out principles and more detailed guidance on a range of matters for each site, including:

- An **overall vision** for the site;
- Identify **constraints** and **opportunities** for the site;
- Type, general location and phasing of **land uses**;

- **Landscape, open space and green infrastructure framework;**
- **Traffic and movement framework** – how pedestrians, cyclists and vehicles will access and move through the site;
- **General infrastructure** considerations;
- Consideration of **flood risk** issues;
- Guidance on the **type and mix of housing;**
- **Community infrastructure and facilities**, where relevant;
- **Design principles** on building design, materials, scale, size, height, massing and style;
- **Developer contributions** considerations e.g. affordable housing, extra care housing, education, and highways contributions where applicable/appropriate;
- **Renewable energy** provision and **Sustainable Construction** principles;
- **Implementation and delivery** – who will deliver the brief?

Once adopted, a Development Brief has the status of a Supplementary Planning Document. This means that it is a material consideration in determining a planning application. It also means that the Council must consult with local communities and key stakeholders in the preparation of a Development Brief, in accordance with requirements set out in the Council's Statement of Community Involvement.

What a Development Brief does not do.

A Development Brief cannot be used to review the principle of development on a site as set out in the Land Allocations document, or to create new policies for land use.

Also, while a Development Brief is intended to provide guidance on how a site should be developed, it cannot go into the level of detail appropriate to a planning application, including:

- The precise mix and size of house types for a site (although the Brief may set out overall needs);
- Who should live in any new homes (other than indicating the proportion of affordable houses required to meet the need of people who live or work locally);
- Detailed specification of design and materials;
- Detailed site assessment work, including Ecological Surveys, Flood Risk Assessments and Transport Assessments. These are required at the planning application stage, although land owners or developers *may* wish to provide some more detailed information to inform Development Briefs.

Getting Involved

If you wish to make a comment about the development brief process or a specific comment in relation to one of more of the sites, comments and suggestions are invited **between Thursday 9 June 2016 and 5pm Thursday 21 July 2016**. These can be made by:

- Using the Council's online consultation response facility <http://applications.southlakeland.gov.uk/ldfconsultation/>
- Returning a response form electronically, by email or by post (forms are available online, from the locations listed below, at the participation events or on request from the Development Plans Team)
- Emailing developmentplans@southlakeland.gov.uk **or**
- Writing to the Development Plans Manager, South Lakeland District Council, South Lakeland House, Lowther Street, Kendal, LA9 4DL

You can also see the consultation documents and site information on the Development Briefs page of the Council's website <http://www.southlakeland.gov.uk/development-briefs> as well as at South Lakeland District Council's offices in Kendal, at public libraries in Kendal and Milnthorpe and at our drop-in events (see below).

The deadline for submitting responses to this consultation is Thursday 21 July 2016

We are particularly interested in hearing your views on the following:

- Have we identified the key issues which will need to be considered when the site is developed?
- Have we got the right background information about the site?
- Anything else you think should be taken into account when the site is developed?

More detailed information is contained within the Proposals Document and accompanying Appendices.

How to find out more

We are running a series of consultation events where you will be able to discuss your ideas and the key issues that need to be addressed in developing these sites with relevant Council Officers. These events will be held as follows:

Development Brief	Venue	Date of Event
North of Sycamore Close, Endmoor	Endmoor Village Hall, Woodside Road, Endmoor LA8 0HQ	11am-7pm Tues 28 June 2016
Green Dragon Farm, Burton in Kendal	Burton Memorial Hall, Main Street, Burton in Kendal LA6 1NA	1-7pm Wed 29 June 2016

Next Stages

We will use your comments to help us prepare a draft Development Brief for each site. There will be a formal public consultation period in Winter 2016 during which we will seek views on the draft Briefs; the Council then hopes to adopt the Briefs as Supplementary Planning Documents by Spring 2017 at which point they will become a material consideration in determining planning applications for the sites.

We hope that you find this information useful, and that you will be able to help us ensure that future development of these important sites is to the highest possible standards.

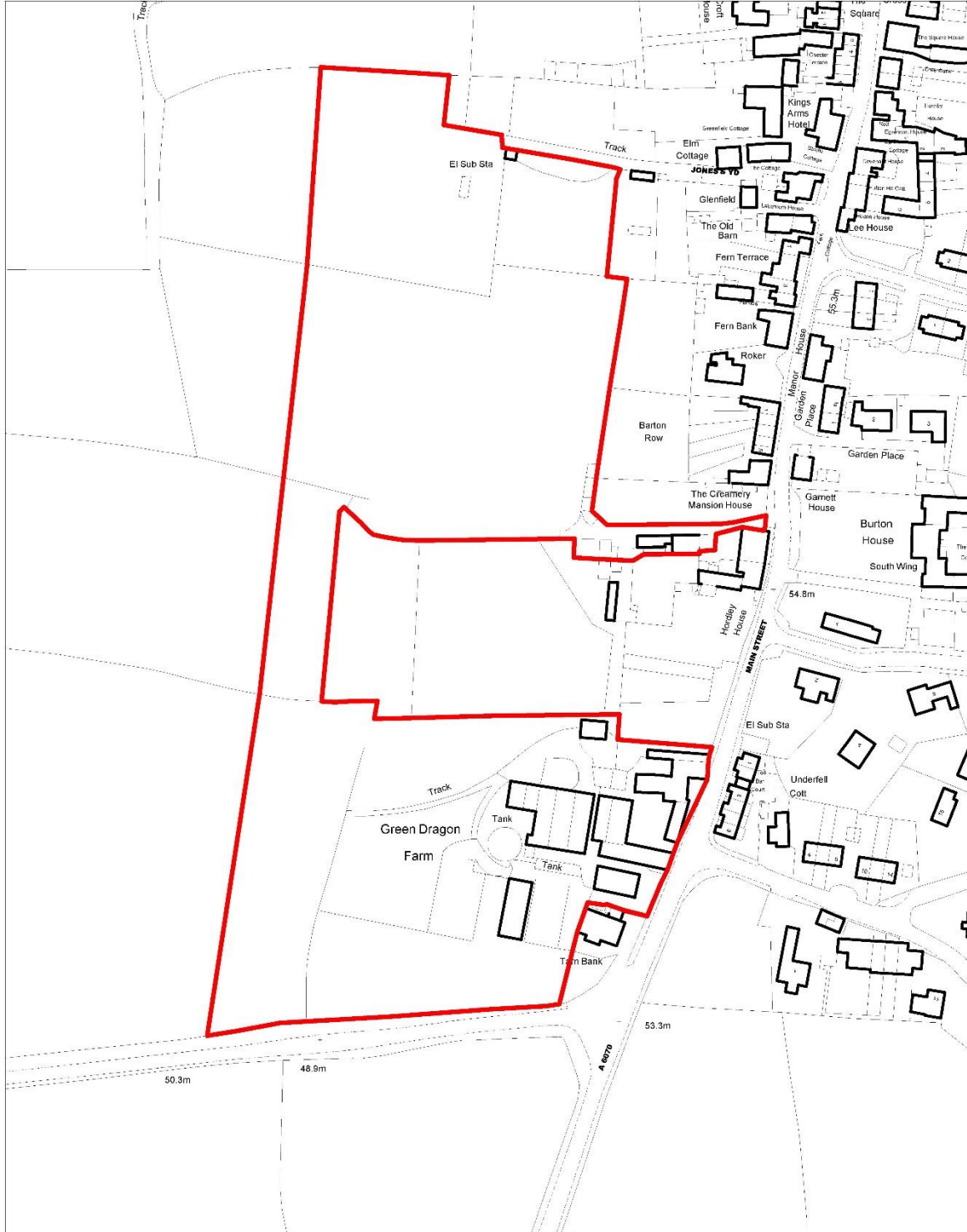
Further information on the South Lakeland Local Plan and the programme of Development Briefs (including detailed background documents) is available from the Council's Development Plans team:

Email: developmentplans@southlakeland.gov.uk

Telephone: (01539) 793388

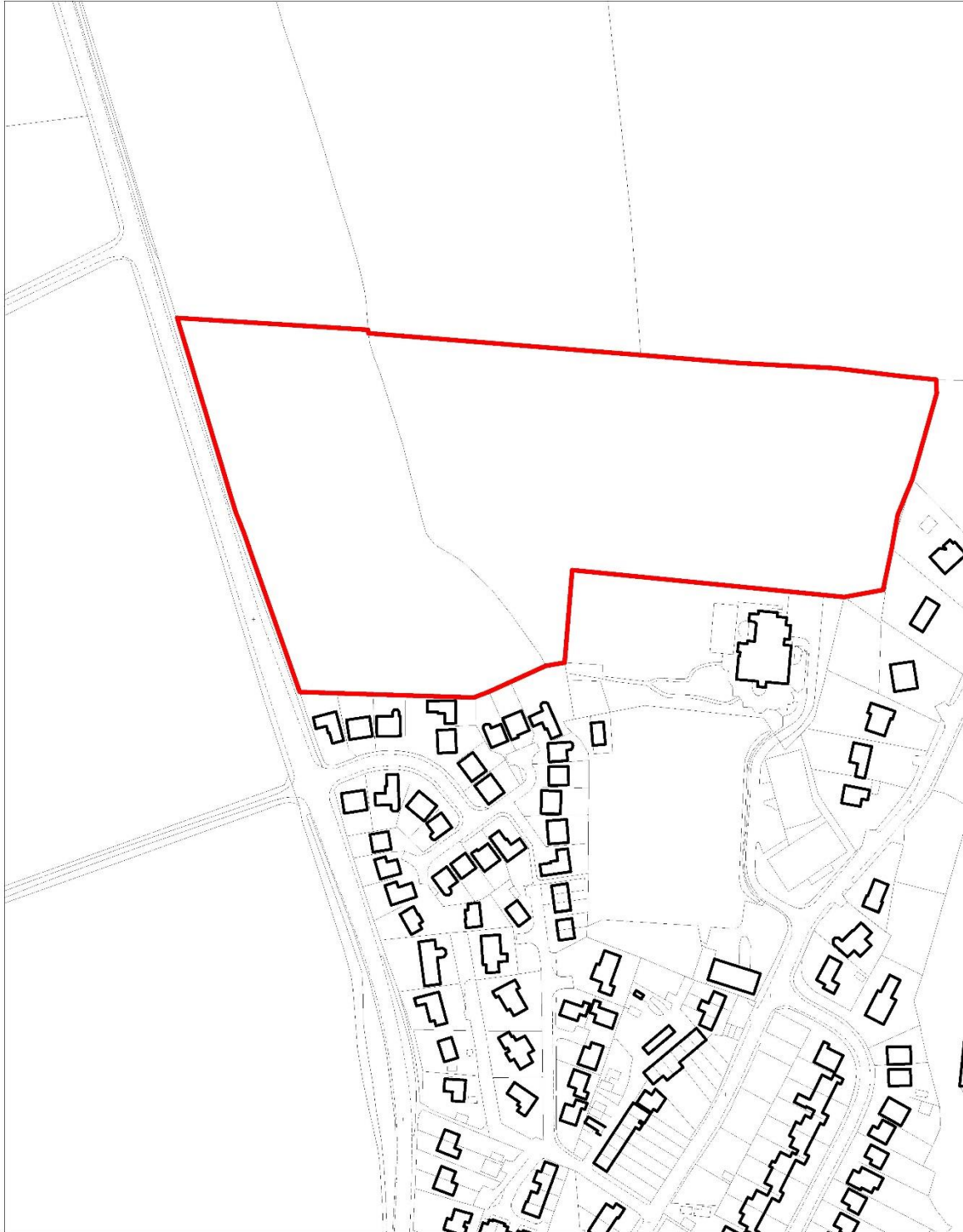
Online at: <http://www.southlakeland.gov.uk/development-briefs>

Green Dragon Farm, Burton in Kendal



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North of Sycamore Close, Endmoor



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