SOUTH LAKELAND LOCAL PLAN
DEVELOPMENT BRIEFS PHASE 3B: ISSUES AND OPTIONS CONSULTATION
PROPOSALS DOCUMENT SUMMARY – APRIL 2017

This is a summary document of the Proposals Document for the Phase 3B Development Brief and its accompanying Appendix (Appendix 3 Site Information Working Document).

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 11 Development Briefs (Phases 1 and 2), work is now well under way with the preparation of 2 further briefs (Phase 3A). This document relates to the preparation of a Development Brief for land East of Milnthorpe Road, Holme (Phase 3B) – see attached map.

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 Briefs 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 Brief 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;
 Environmental Sustainability 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 this site, comments and suggestions are invited between Thursday 6 April 2017 and 5pm Thursday 25 May 2017. 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 event (see below).

The deadline for submitting responses to this consultation is Thursday 25 May 2017.

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 Appendix.

How to find out more

We are running a consultation event where you will be able to discuss your ideas and the key issues that need to be addressed in developing this site with relevant Council Officers. This event will be held as follows:

<table>
<thead>
<tr>
<th>Development Brief</th>
<th>Venue</th>
<th>Date of Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>East of Milnthorpe Road, Holme</td>
<td>Holme Parish Hall, Duke Street, Holme LA6 1PS</td>
<td>Thursday 27 April 2017 (1-7pm)</td>
</tr>
</tbody>
</table>

Next Stages

We will use your comments to help us prepare a draft Development Brief for this site. Subject to cabinet approval, there will be a formal public consultation period later in the year (expected Autumn 2017) during which we will seek views on the draft Brief; the Council then hopes to adopt the Brief as a Supplementary Planning Document by Winter 2017/2018 at which point it will become a material consideration in determining planning applications for the site.

We hope that you find this information useful, and that you will be able to help us ensure that future development of this important site 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
East of Milnthorpe Road, Holme
Size: 3.6 hectares
Proposed Use - Housing (73 dwellings)