

Supplementary Planning Document Green Dragon Farm, Burton-in-Kendal

Development Brief Consultation Statement



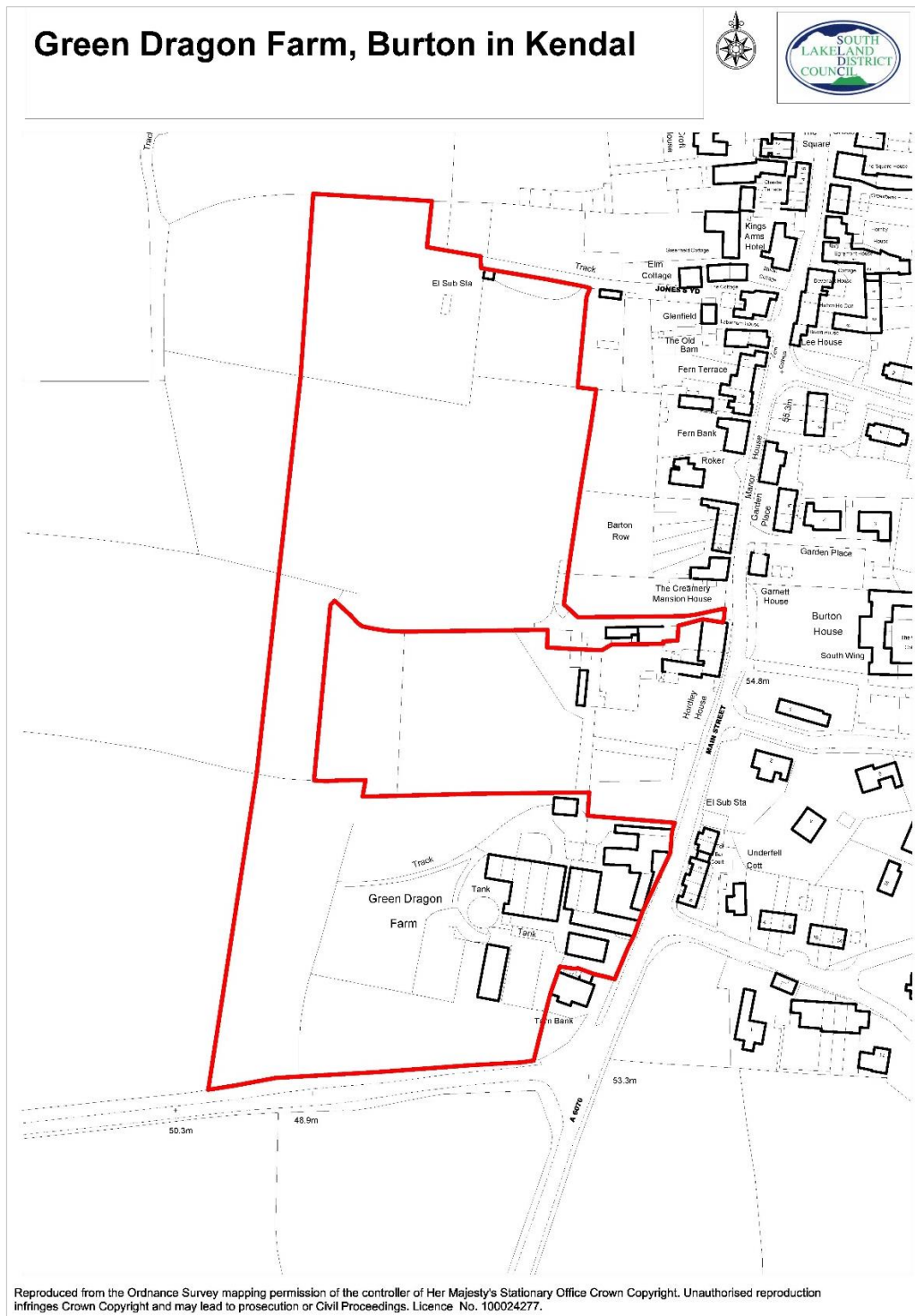
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1. Introduction

- 1.1 This document sets out how the Council has involved the community and relevant organisations in the preparation of a Development Brief for the allocated site at Green Dragon Farm, Burton-in-Kendal (see map below). It shows how the Council has complied with **Regulation 12 of the Town and Country Planning (Local Development) (England) 2012 Regulations**, which relates to public participation in the preparation of Supplementary Planning Documents (SPDs).



1.2 In accordance with Regulation 12, this document sets out:

- Who we invited to comment on the SPD (Regulation 12 (a)(i));
- A summary of the main issues raised by those people (or organisations) (Regulation 12 (a)(ii));
- How the issues raised have been addressed in the SPD (Regulation 12 (a)(iii));
- That we:
 - made the relevant documents available at their principal office, on its website and at other suitable locations in the area (Regulation 12 (b));
 - gave people 4 weeks to make representations (Regulation 12 (b)(i));
 - made it clear where to send representations to (Regulation 12 (b)(ii)).

1.3 Regulation 13 stipulates that any person may make representations about the SPD and that the representations must be made by the end of the consultation date referred to in Regulation 12. Regulation 12 states that, when seeking representations on an SPD, documents must be made available in accordance with Regulation 35, which requires the Council to make documents available:

- at the principal offices of the Council and other places within the area and;
- on our website.

1.4 In addition to the Regulations, our **Statement of Community Involvement (SCI) 2016** sets out further details of how we should undertake consultations¹ on Local Plan documents. We have exceeded the requirements set out in the SCI relating to early consultation on the preparation of Development Briefs, as set out in Table 1.

1.5 Responses to the [Issues and Options consultation](#) (9 June 2016 to 21 July 2016) and the [Draft Brief consultation](#) (6 April 2017 to 25 May 2017) can be viewed via the Council's website.

Table 1: SCI Requirements vs. Consultation Methods Used		
Consultation Method	SCI requirement for early consultation on SPDs?	Undertaken for Development Briefs consultation?
Making consultation documents available at Council Offices and local libraries where relevant	✓	✓
Documents available on the Council's website and electronic consultation response options	✓	✓
Media (local press)	✓	✓
Using existing channels / networks	✓	✓
Key stakeholder groups	✓	✓
Issuing a questionnaire	X	✓
Exhibitions, leaflets and/or posters	X	✓
Focus Groups	X	X
Newsletter – South Lakeland News	X	✓
Meetings with the community	✓	✓

¹ Statement of Community Involvement 2016

Table 1: SCI Requirements vs. Consultation Methods Used		
Consultation Method	SCI requirement for early consultation on SPDs?	Undertaken for Development Briefs consultation?
Liaising with schools and colleges	X	X
3-D Computer modelling	X	X

2. Who we have engaged with

2.1 Table 2 sets out in broad terms who the Council has engaged with in preparing the Development Brief for Green Dragon Farm, Burton-in-Kendal

Table 2: Who we have engaged with
Specific Consultation Bodies
<ul style="list-style-type: none"> Duty to Cooperate bodies: Neighbouring Local Planning Authorities; Natural England, Environment Agency, Historic England, NHS Cumbria Clinical Commissioning Group, Highways England, Office of Rail Regulation and Network Rail, Homes and Communities Agency, Civil Aviation Authority, Marine Management Organisation, Coal Authority, Cumbria County Council, Lancashire County Council. Other consultation bodies: United Utilities, Electricity Northwest, National Grid, Telecommunication organisations, relevant Town / Parish Councils, Cumbria Constabulary.
General Consultation Bodies
<ul style="list-style-type: none"> Members of the public Local and County Council Elected Members (Councillors) Groups representing voluntary, racial/ethnic, national, religious, disability and business interests. Specific groups representing certain interests who may cover for example environmental, health, education, transport, leisure, economic development and community needs or equalities issues.

2.2 This included all individuals who, at the time of consultation, were identified on the Local Plan consultee database and had indicated to us that they had an interest in the Green Dragon Farm Development Brief; residents at all addresses within an identified area close to the Green Dragon Farm site and community groups, businesses and other organisations registered on our consultation database.

Equalities

2.3 As set out above and below, we directly consulted a range of community groups and organisations by contacting them by letter or email through our consultation database. This included organisations representing particular social groups including faith groups, people from black and minority ethnic backgrounds, people with disabilities and particular age groups, including the young and elderly. A range of engagement techniques were used in order to attract all groups to make their views known.

2.4 Methods of engagement used to help broaden the accessibility of the consultation include:

- Translation / other formats available for all documents;
- Venues for drop-in days are accessible to those with disabilities and open into the evenings (1pm-7pm – where possible);
- Large print versions of the planning maps were made available and officers were on hand to explain;
- Specific activities aimed at children were part of the drop-in events;
- Different methods of responding were available including drawing onto maps and using post-it notes as well as response forms and the option to write a letter or email;
- Ensuring the consultation was advertised through as many means as practicable (see paragraphs 1.5, 3.7 and 3.8)

3. How we have engaged

Early Engagement

3.1 The Council undertook early, informal consultation with a range of relevant stakeholders and organisations in March 2016 to ensure that the most up-to-date information and guidance available was taken into account on topics such as utilities requirements, biodiversity, heritage and highways, education and health infrastructure and/or to ensure that they were aware of the process. This included:

- landowners
- agents representing landowners/developers
- developers
- relevant parish/town councils
- local elected members (Councillors)
- other key interest groups
- services / infrastructure providers
- duty to co-operate bodies

3.2 On the 19 May 2016, a Placemaking workshop took place at Burton Memorial Hall. The workshop provided an opportunity for invited key stakeholders to share ideas, suggestions and views on the scope of the Development Brief and to identify constraints and opportunities to be taken into account. Prior to the event participants were invited to an optional site visit. A summary of the event and its findings are available on the [Development Briefs supporting documents](#) page of our website. The summary documents identify changes made to the draft constraints and opportunities map and Appendix 3 documents as a result of the feedback from the event. It includes a record of all the comments made at the event.

3.3 The outcome of this early engagement has been used to inform the:

- scope of the Development Brief;
- key issues that need to be considered in the brief;
- identification of key local stakeholders;
- stakeholders' roles in the process;
- nature of the type of future community engagement exercises;
- identification of relevant information particularly infrastructure provision (for example utilities provision).

Issues and Options and Draft Brief Consultations

3.4 A 6-week Issues and Options public consultation on the two Phase 3A Development Briefs took place from **9 June 2016 to 21 July 2016**. The consultation sought to gather communities' and individuals' views, thoughts and ideas on what should be covered in each development brief and the direction/focus each brief should take. Additionally, we wanted to ensure that all relevant stakeholders and communities were clear on:

- the **development briefs**, the **purpose** for them, the **process** of preparing them and how and when they **may affect them**;
- **how and when they can comment on and get involved in preparing the proposals, what they can and can't influence**;
- how and when their comments will be **taken into account** by the Council and when they can expect feedback;

- the remaining **stages** in preparing the **development briefs** and further opportunities to comment.
- 3.5 It was also important that the consultation helped local people make full use of the opportunity to express community needs and aspirations and made sure that the needs of 'hard to reach' groups were taken into account.
- 3.6 The **Draft Brief Consultation** ran from Thursday 6 April to 5pm Thursday 25 May 2017. This period of consultation sought communities', organisations' and individuals' views on the draft proposals for the site that had been developed as a result of earlier consultation and further evidence base work.
- 3.7 Prior to the Issues and Options and Draft Brief consultation periods we raised awareness of the upcoming consultations through a number of means. We:
- **Wrote (by email or letter) to individuals** who, at the time, were identified on the Local Plan consultee database and had indicated to us that they had an interest in the Green Dragon Farm Development Brief;
 - **Wrote (by email or letter) to all groups and organisations** listed on the Local Plan consultee database;
 - Placed all relevant documents on the **Council's website**;
 - Made all relevant documents available at relevant **Council Offices and relevant local libraries**;
 - **Briefed all relevant District Councillors and County Councillors** by email/letter on the proposals and consultation process;
 - **Briefed relevant Town and Parish Councils** by email/letter on the proposals and consultation process;
 - Issued a **press release to the local media**;
 - Placed **press advertisement** in the local Westmorland Gazette newspaper prior to the start of the consultation;
 - Used **Facebook & Twitter** to promote awareness of the development briefs process;
- 3.8 During the consultations we;
- Placed an **article in South Lakeland News** (Issues and Options Stage Consultation, Summer 2016), a free newspaper that is distributed to all households in the District;
 - **Enabled responses to be submitted online, by email, by post or by hand**;
 - Held **interactive drop-in open day events** for the Development Brief site (two events in total));
 - Sent **postcards to all addresses within an identified area** close to the Development Brief site (at the Issues and Options consultation stage) informing residents about the drop-in exhibition and participation event;
 - Put up **'site notices' at key locations** around the periphery of the site;
 - Used **Facebook & Twitter** to provide reminders about the drop-in events;
 - Advertised both consultations and associated public drop in events in the **Burton News**, (June 2016 Issue 259 and April 2017 Issue 268).
- 3.9 The two drop-in events for Green Dragon Farm, Burton-in-Kendal, were held from 1pm-7pm at Burton Memorial Hall on 29 June 2016 (Issues and Options stage public consultation) and from 4pm to 8pm (due to Hall availability) on 3 May 2017 (Draft Brief

public consultation) Around 93 people attended the first event and approximately 50 people the second event.

- 3.10 At the drop-in event display boards were used to set out background information and maps and aerial photographs showing the site and photographs/sketches illustrating examples of different design and layout, access or green infrastructure features.
- 3.11 Very large maps (showing key site features, constraints and opportunities) were laid out on tables, along with a range of other information to help people understand the context of the site and existing information held about the site and what we were asking them to think about.
- 3.12 Using the maps and flip-charts, people could use pens/pencils or post-it notes to record their thoughts. They could also use smaller copies of the maps to draw their ideas on and submit as part of their response if they wished. Response forms and other documentation were available to view and take away.
- 3.13 At the Issues and Options drop in event, a 'House of Ideas' activity for children was used, which involved different sections of a house representing different aspects for consideration (such as green spaces or design) and stickers being used to enable children to select which aspects they felt were most important.

Recording comments

- 3.14 All comments received online were automatically recorded in the Council's consultation database. All those received by email, letter or on paper copies of the response form were recorded on the database manually. Comments from the [Issues and Options Stage](#) and the [Draft Brief Stage](#) consultations are available to view on the Council's website. Comments from Issues and Options stage consultation are summarised at Appendix 1 and comments from the Draft Brief Stage can be found at Appendix 2.
- 3.15 All anonymous comments, for instance, those received on post-it notes or flip-charts at the drop-in events, were typed up and are recorded in the appendices. In the case of annotated maps where the person's name and address were not given, these were scanned and the ideas they represented considered when drawing up the briefs.

4. Summary of the main issues raised and the Council's response

- 4.1 This section provides a summary of the **key** messages from the comments received about the Green Dragon Farm site in response to the consultation. A summary of all the comments made (categorised by topic) can be found at Appendix 1 and Appendix 2.
- 4.2 Our response to the key messages or main issues raised is set out in a table that is below the text for each topic area. There is a table for each topic. The table is split in to two columns; one listing the issue raised and the other, our response. The response will advise how the main issue raised has been taken into account and if not, why not – for example if the issue is beyond the scope of adopted Local Plan Planning Policy, is not a material planning consideration, or is beyond the scope of the brief itself. The responses that we have taken into account and that have therefore been used to inform the draft development brief are indicated by a **+ive** symbol and those that have not been taken into account in the brief are indicated by a **-ive** symbol. There are other issues which will be considered through the brief but would ultimately be dealt with more comprehensively through the planning application process (these are not highlighted by a colour).

General Issues – purpose and nature of the Brief, factual corrections, changes to wording and engagement:

Draft Brief Consultation

- 4.3 Two members of the public commented. One comment about how infrastructure such as roads, will not be able to cope with the size of the site/scale of development. Development on this site will not enhance the local community. The other comment, strongly welcomes the addition of development on the site. They considered that in the long term, development will increase the sustainability of Burton .
- 4.4 Feedback from members of the public and organisations (including Burton-in-Kendal Parish Council) were supportive of engagement, in particular, the drop in event at the Burton-in-Kendal Memorial Hall.

Vision

Issues and Options Consultation

- 4.5 Comments regarding vision emphasise the need for integration and sensitivity having regard to the character of the Conservation Area and other heritage assets. Comments also refer to ensuring that the development does not impact adversely on existing properties. Some comments raise the issue of viability implications of the vision statement and question the reference to 'unique' landscape qualities.

Table 3: Vision
A. Key Issues raised and the Council's response –
Issues and Options Consultation

Main issue raised	Council Response
The Vision should be for the development of the site in a way that integrates sensitively with the existing village having regard to heritage assets and the amenity of existing residents.	+ive The Draft Brief requires good integration with the existing neighbouring land uses and respect for landscape and heritage assets.
Reference to 'unique' landscape character should be reconsidered.	+ive Reference to 'unique' landscape removed, although key landscape assets identified.

Traffic and Movement

Issues and Options Consultation

- 4.6 Traffic and access issues attracted a significant number of comments at the drop-in event and in written responses.
- 4.7 Concerns were raised regarding the capacity of the existing highway infrastructure to cope with the new development. Many people expressed concern about speeding traffic on approach to and through the village, poor / non-existent footways along Main Street (A6070) and lack of parking for existing residents and the primary school (and resulting congestion associated with on-street parking). Highlighted that A6070 becomes the alternative route when M6 closed; some concerns were expressed about HGVs being routed through the village from nearby employment sites. Suggested mitigations include extending speed limits (and reducing speed limits within the village), a mini roundabout at Tarn Lane / A6070 junction or other traffic calming measures, improvements to footways on Main Street and provision of adequate parking within the development (and a possible contribution to improving parking within the village) and restricting existing on-street parking.
- 4.8 There was general support for the main vehicular access to be off Tarn Lane (subject adequate visibility being achieved) with some reservations expressed regarding access to Green Dragon Farm. There was strong support for pedestrian / cycle provision to be incorporated into the development with links to the village wherever possible. It was suggested that careful consideration should be given to design of highway elements including narrower roads, planting and sharp corners to restrict speed of traffic, plus careful consideration of design of pedestrian/cycle provision to ensure it is safe, well (but sensitively) lit and includes a mixture of surface treatments. One suggestion was the provision of secure communal cycle storage as part of the development.
- 4.9 Some concern was expressed regarding poor public transport provision; existing bus service finishes at 7.30pm.
- 4.10 Existence of an existing agricultural right of way adjacent to Mansion House and along the walled garden was highlighted as a potential constraint.

Draft Brief Consultation

- 4.11 Feedback from Burton-in-Kendal (hereafter referred to as 'the parish council'), expressed concern generally about access issues. They considered that a Travel Plan

should be undertaken and alternative/additional routes be explored plus any way to alleviate or mitigate the risk.

- 4.12 One member of the public expressed concern about site access being from/onto Tarn Lane. They cannot see how the lane will be able to preserve its present character under the considerable number of cars, vans and light trucks that will need to use the access point. They urge investigation of an alternative access on to the A6070. The agent on behalf of the landowner, expressed support for the main vehicular access being taken from Tarn Lane. The same agent considered that a vehicular access from Main Street (A6070) should also be available to enable part of the site to be brought forward independently from the rest of the Brief site.
- 4.13 Concerning pedestrian and cycle access, the agent acting on behalf of the landowner commented that the link from the site through to Main Street is supported. The access adjacent to Mansion House is capable of accommodating a link, but consideration will need to be given to the amenity of future residents of the Mansion House and the potential use (and required access) of the site to the existing barns to the rear. They have concerns about the deliverability of other footpath routes (for example through Jones' Yard) which are not within the control of the current landowners. The Brief should be explicit in providing that such links are aspirational.
- 4.14 Two members of the public considered that exit from the site on foot or by cycle, would have to be concentrated on the northern end of the site, here the pavement on the A6070 is narrow.
- 4.15 The parish council and two members of the public commented about the existing narrow pavements along Main Street / A6070 and the potential accident risk due to speeding traffic.
- 4.16 Concern from two people about the impact of increased traffic on the A6070 and traffic speeds through Burton-in-Kendal.
- 4.17 One comment from a member of the public concerning the need for off-road car parking.

Table 4: Traffic and Movement A. Key Issues raised and the Council's response – Issues and Options Consultation	
Main issue raised	Council Response
General support for main vehicular access off Tarn Lane.	+ive The Council has liaised with the County Council as Highways Authority and has been advised that satisfactory access can be achieved from Tarn Lane.
Concern regarding the capacity of existing highway infrastructure to cope with new development, including concerns over speeding traffic through the village, lack of parking (and issues relating to on-street parking) and poor footway provision along Main Street (A6070).	+ive / -ive The Council has liaised with the County Council and has been advised that, due to width of carriageway and composition of traffic, traffic calming is unlikely. The County Council, however, consider that a lower speed limit could be viable following findings of a Transport Assessment that will be required as part of any planning

	application. They also advise the relocation of the urban speed limit along Tarn Lane.
Support for creation of pedestrian/cycle links to the village.	+ive The draft brief makes provision for a network of attractive pedestrian/cycle routes throughout the site and includes links to the existing community and wider area.
Careful consideration should be given to design of roads, cycle and pedestrian provision.	+ive A network of pedestrian/cycle routes embedded within the green infrastructure provision on the site will provide safe and attractive routes; design principles for roads include designing in a way to reduce traffic speeds to a maximum of 20mph with separation of cycle/footways from the carriageway (as advised by Cumbria County Council)
Provision of secure communal cycle storage.	+ive Design principles in the draft brief include reference to provision of cycle storage facilities.
Agricultural right of way alongside Mansion House and walled garden may represent constraint.	+ive Draft brief acknowledges access requirements and accommodates this within green infrastructure network.
Concern regarding the suitability of access at Green Dragon Farm.	+ive The Council has liaised with the County Council and has been advised that any access from the A6070 to the farmgroup would be restricted to a maximum of 5 dwellings and considered unsuitable to serve employment use.
Poor public transport provision.	Any site requirements for bus service improvements will be identified in the development management planning process – for example through the supporting Transport Assessment and Travel Plan.
B. Key Issues raised and the Council's response – Draft Brief Consultation	
Main issue raised	Council Response
The need for a Travel Plan.	+ive Section 4.10 of the Brief includes the general principle of the submission of a Transport Assessment and Travel Plan at planning application stage as a requirement.
Concern regarding the location and suitability of site vehicular access at Green Dragon Farm.	+ive The Council has liaised with the County Council and has been advised that vehicular access into the site will be provided from Tarn Lane. Dedicated vehicular access on to the A6070 at Green Dragon Farm will be considered depending upon the end use of buildings comprising the farm group. See the Brief's Traffic and Movement Framework Requirements.
Deliverability of footpath/cycle links from the site to surroundings.	+ive The Brief makes provision for a network of attractive pedestrian/cycle routes throughout the site and includes links to the existing community and wider area. Further

	commentary is provided in the supporting contextual information document. The Brief's Traffic and Movement Framework Requirements advise that, 'New pedestrian / cycle linkages will be provided to integrate the site with the existing village and surrounding area where possible'.
Concern that the existing pavements through Burton-in-Kendal (A6070/Main Street) are very narrow. Accident risk due to traffic speed. General issue – traffic speed and increased traffic generation impacting on A6070	+ive / -ive The Council has liaised with the County Council and has been advised that, due to width of carriageway and composition of traffic, traffic calming is unlikely. The County Council, however, consider that a lower speed limit could be viable following findings of a Transport Assessment that will be required as part of any planning application. They also advise the relocation of the urban speed limit along Tarn Lane.
Off-road car parking required.	+ive The Council has liaised with Cumbria County Council who advise that parking should be in accordance with their latest guidance. General principle (Section 4.10 of the Brief), well integrated parking that doesn't dominate the street scene, including a tailored mix of well-designed parking arrangements (e.g. on street plot, garages, on-street and courtyards). Guidance is also provided for employment use and parking.

Design and Layout Principles

Issues and Options Consultation

- 4.18 Comments regarding design and layout of the site expressed a strong preference for a development that is sympathetic to the existing historic village and the Conservation Area. In terms of design, respondents suggested a mix of shapes, sizes and types of building, with a strong preference for the use of high quality and local materials. It was also suggested that affordable houses should not be distinguishable from others in terms of design, materials etc, design should incorporate crime prevention / natural surveillance measures and that the layout should encourage social interaction.
- 4.19 There was also strong support for energy efficient designs (e.g. Passivhaus Standard) and the incorporation of renewable energy technologies pursuant of sustainability objectives.
- 4.20 Concerns were expressed that care must be taken to ensure that the extent of development on steeply rising land to the west side of the site should be restricted to minimise visual impact of new development and prevent overlooking / protect privacy of existing properties.
- 4.21 Very few comments were received regarding the design/layout of the employment element of the development. Opinions differed in respect of the location of the employment use – there was one suggestion that employment use would be best

located in the north west corner of the site due to remoteness from the Conservation Area; another comment suggested that, if sensitively designed, business units could be integrated within the housing rather than a single business area. Some comments questioned the need for employment development.

Draft Brief Consultation

- 4.22 The agent acting on behalf of the landowner considered that an appropriate pallet of modern construction materials is suitable and that it is not necessary, desirable to replicate exactly what already exists. The Character of Burton should be maintained, but equally, the new development would be best viewed as a new integrated addition rather than replicate what already exists.
- 4.23 The parish council has commented that existing infrastructure in Burton-in-Kendal is not adequate to support even a very low density of development.

Table 5: Design and Layout Principles A. Key Issues raised and the Council's response – Issues and Options Consultation	
Main issue raised	Council Response
Overall design and layout of the site should reflect the existing village and the Conservation Area.	+ive The draft brief requires the design of the site to take reference from heritage assets including the character of the Conservation Area as well as listed and non-listed buildings of character and local vernacular style without being prescriptive.
There should be a mixture of designs in terms of shapes, sizes and types of building.	+ive The Design and Layout Framework (Section 3.7 of draft brief) includes reference to 'varying ... built form and appearance or style'. Although taking reference from heritage assets and the local vernacular, the draft brief encourages interpretation of such in an imaginative and contemporary way, plus the avoidance of monotonous and standardized design.
There should be a high standard of energy efficiency and use of renewable technologies.	+ive The draft brief sets out design principles for the scheme, including that it should embrace environmentally sustainable design for example exploring opportunities for passive solar gain. Following national government reforms the Council cannot require environmental sustainability standards above those required by building regulations but it can still encourage them.
Use of high quality and local materials (limestone and slate).	+ive The draft brief provides design principles that the scheme should adhere to, including respecting local character and the local vernacular, and the creative use of materials that reflect and complement local character.

Layout should encourage social interaction.	+ive The draft brief identifies footpath/cycle links / potential links to existing village to achieve maximum integrations with existing community and access to key facilities; incorporates green infrastructure / amenity open space incorporating 'active travel' (pedestrian and cycle) routes and orientation of buildings to ensure a high level of natural surveillance.
Crime prevention / natural surveillance measures should be designed into the development.	+ive General principles (Design and Layout Framework) include integration of 'Secured by Design' principles to ensure well designed and safe neighbourhoods; encourages active frontages to road and streets as well as public open spaces and active travel routes.
Development on steeply rising ground on the west side of the site should be restricted to prevent overlooking and minimise visual impact.	+ive Layout and Design Framework (Section 3.7) advises working with this landscape form and seeking to mitigate impact on the amenity of existing and proposed residential development.
Affordable housing should be of the same design and not discernible from other development on the site.	+ive Section 3.3 (Housing Requirements) states that affordable housing should be distributed throughout the site and should be indistinguishable in design from open market houses.
Consideration of the location of employment development.	+ive Section 3.4 considers two alternative 'preferred' options for siting of employment development.
Public sewer running north-south across the site highlighted by United Utilities may have implications for layout of development.	+ive Presence of sewer and easement restrictions outlined in Section 4.5 of draft brief.
B. Key Issues raised and the Council's response – Draft Brief Consultation	
Main issue raised	Council Response
New development (design/materials) should be viewed as a new integrated addition, rather than replicate what already exists.	-ive +ive Section 4.20/4.21 sets out a Design and Layout Framework for the site, including General Design Principles and site specific design guidance for Character Areas. Text added to Brief - Design and appearance for the whole site – Design cues from the local vernacular should be interpreted in an interesting and contemporary way; sensitive response to heritage assets and local character that helps to protect and enhance local distinctiveness.
Density – Existing infrastructure in Burton is not adequate to support even a very low density of development.	+ive The Council has liaised with Cumbria County Council (as Local Education and Highways Authority) and other infrastructure providers such as United Utilities concerning the provision of infrastructure. The impact of the scale of the development allocated in the

	Local Plan has been assessed through the Land Allocations Process.
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Landscape, Green Infrastructure Framework and Biodiversity

Issues and Options Consultation

- 4.24 Respondents generally felt that the site should incorporate as much open space as possible for the purposes of maximising biodiversity, providing opportunities for Sustainable Drainage Systems and providing recreational space. Comments suggest that although there is good provision of outdoor recreational space within the village, one of the formal play areas depends on the goodwill of the school; suggests that development should incorporate play area and ensure safe pedestrian links to other play areas.
- 4.25 Comments suggested strong support for protecting existing trees, hedgerows and stone walls on the site, as well as recognising the importance of the avenue of oak trees on Tarn Lane. There was also support for additional landscaping including tree planting (native species).
- 4.26 Several comments recognised the existing biodiversity interest of the site (bird ecology – swifts - in particular) and highlighted the importance of protecting existing wildlife habitats (including trees, hedgerows, walls and buildings) as well as creating new and connected habitats - including green corridors, wildlife-friendly gardens at construction stage (with stipulations to maintain), plus the provision of bat boxes, hedgehog shelters, green roofs etc. It was identified that the site falls within the Morecambe Bay Limestone & Wetlands Nature Improvement Area and that potential to contribute to habitat enhancement should be considered. It was also recommended that an ecological survey should be conducted prior to any development.

Draft Brief Consultation

- 4.27 The agent on behalf of the landowner commented that the reference to the site's unique landscape qualities should be quantified to ensure an undue emphasis is not placed on the setting of the site. This would act as an undue constraint to the formation of the Brief.
- 4.28 The landowner's agent also felt that considering the relatively low housing yield from the site, the other existing constraints and the proximity of the nearby open spaces at Boon Town, the requirement for green spaces, intimated by the terminology 'multi-functional use green spaces' should be considered conservatively. On site –open space needs to be well located within the development, but incidental to the main areas for development.

Table 6: Landscape, Green Infrastructure and Biodiversity A. Key Issues raised and the Council's response – Issues and Options Consultation	
Main issue raised	Council Response
Site should contain as much open space as possible aimed at fulfilling multiple purposes.	+ive The draft brief sets out a green infrastructure framework for the site that requires a network high quality connected open spaces that perform multiple functions including recreational, heritage, landscape and biodiversity.

SUDs could be incorporated into open space.	+ive The draft brief identifies opportunities for open space areas to accommodate SUDs features.
Play area should be provided within the site and safe links to other play areas provided.	-ive The draft brief takes account of existing play provision in the area – in this respect the Council considers that the site satisfies accessibility standards for play areas, but identifies a shortfall in the provision of natural/semi natural / amenity open space – this type of open space provision has been incorporated into the green infrastructure framework.
Ecological survey of site should be carried out.	+ive A planning application for this site will need to be accompanied by a suite of additional supporting information – including a Biodiversity/Ecological Assessment (para 4.3 of Draft Brief)
Existing trees, hedgerows and walls should be retained; further tree planting should be native species.	+ive The draft brief sets out principles for the landscaping of the site, requiring existing trees and hedgerows to be retained where possible and new native trees and hedgerows to be planted.
Opportunities to protect and enhance biodiversity of site should be embraced.	+ive The draft brief sets out a range of landscaping and green infrastructure principles, designed to fulfil multiple functions including biodiversity protection and enhancement; the draft brief also encourages the incorporation of wildlife friendly features, including bat bricks, swallow boxes etc. (see para 3.9 of Draft Brief)
Gardens should be landscaped at construction stage to maximise biodiversity potential.	-ive Beyond the scope of planning system, and therefore not possible to suggest as part of the brief.
B. Key Issues raised and the Council's response – Draft Brief Consultation	
Main issue raised	Council Response
Reference to the site's unique landscape qualities should be quantified to ensure an undue emphasis is not placed on the setting of the site. This would act as an undue constraint to the formation of the Brief	-ive The supporting contextual information document sets out the key landscape features and characteristics of the site and the surrounding area, with reference to The Cumbria Landscape Character Guidance. The Brief's vision for the site refers to '...respects the area's landscape character...'. It is important the design and layout of the site takes reference from the site's wider setting in context of the type of landscaping that may be appropriate.
The requirement /quantum of green spaces within the site / layout should be considered conservatively.	-ive +ive The indicative Landscape and Green Infrastructure Framework is shown in Figure 2 in the Brief. Policy LA2.13 of the Local plan for the site requires 'a landscape and green infrastructure framework providing effective

	<p>mitigation of visual impacts on the Conservation Area and in views of the site from the south. Council commissioned landscape advice has been used as background guidance to support the landscape/open space framework for the site. Part of the site is subject to surface water flooding and so this has also informed the location of open space.</p>
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Type of development/Density of development

Issues and Options Consultation

- 4.29 Comments suggested that there should be a mix of housing types, with strong support for affordable housing, housing for older people and disabled people (including bungalows and possibly sheltered / warden accommodation). It was suggested that an up-to-date housing needs survey should be carried out. Comments also emphasised the need to have regard to viability issues particularly with reference to affordable housing provision. It was also suggested that plots should be made available for self-build and that the brief needs to address the issue of Starter Home provision.
- 4.30 Some respondents expressed concerns regarding the type of business use that would be permitted and how this would integrate with neighbouring residential development; B1 business uses (as defined by the Town and Country Planning (Use Classes) Order) – office, research & development, light industry – were considered acceptable, but concerns expressed regarding B2 uses (general industrial).

Draft Brief Consultation

- 4.31 Feedback from one person commented that they were concerned about the quality of new housing; the actual buildings and the size of the rooms. Asked what control or influence does the Council have on this?
- 4.32 The agent acting on behalf of the site landowner, considered that the housing mix should be broadly directed by the Brief. Important that the Brief is not overly restrictive, the housing mix should be market led to make sure that it is deliverable.
- 4.33 The parish council commented that there is a need for both affordable housing (mixed) and for elderly persons housing. Also, that the right to make future planning applications to remove the affordable element must be removed. Feedback from the parish council also said that a new housing needs survey is needed to inform any planning application.
- 4.34 Three members of the public, plus the parish council and the agent acting on behalf of the landowner, commented about employment uses on part of the site. The agent felt that the two potential locations for employment development are likely to be the most suitable for any future employment uses on the site. One person thought that Option B in the Draft Brief would be the preferred location for employment uses. Burton-in-Kendal Parish Council and the landowner's agent, considered that there remains a lack of obvious need in the local area for commercial development. The landowner's agent considered that the Brief should be flexible in terms of uses, as it is unlikely that suitable, viable employment uses will be found.

Table 7: Type of development
A. Key Issues raised and the Council's response –

Issues and Options Consultation	
Main issue raised	Council Response
There should be a mix of housing types including affordable housing, housing for older people and disabled people.	+ive The draft brief sets out housing requirements for the site and states the provision of bungalows and houses suitable for older people will be supported and encouraged as part of the overall mix.
Housing needs survey should be carried out to provide up-to-date information on housing needs.	We use the SHMA to inform what would be considered an appropriate mix of housing for any site.
Self-build plots should be made available.	+ive The Council is supportive of self-build properties and would welcome an element of this type of property in the overall mix (para 3.3 of Draft Brief)
Starter Home provision needs to be addressed in the Brief.	Although the Housing and Planning Act was granted Royal Assent in May 2016, the government's approach to Starter Homes has not yet been embedded in regulations / changes to the National Planning Policy Framework. Therefore, the Council is not currently in a position to address the provision of starter homes in the Development Brief.
Concern regarding the type of employment use.	+ive Employment Requirements (Section 3.4) and Design and Layout Framework (Section 3.7) consider the potential impact of employment uses on existing and proposed residential development; identifies that planning conditions determined at planning approval stage could restrict hours of operation, noise levels etc.
Definition of 'local connection' regarding qualifying for affordable housing.	-ive Local connection is defined by the Council in its Local Connection Policy and is restricted to people within certain parishes (plus other qualifying criteria); the Council does not currently make provision for satisfying local needs within neighbouring districts.
B. Key Issues raised and the Council's response – Draft Brief Consultation	
Main issue raised	Council Response
Concern about the quality of new housing and room size.	Noted. The Council is currently waiting to see if there will be National Government review / policy change on room sizes.
Housing mix should be broadly directed by the Brief. The Brief should not be overly restrictive.	+ive The Brief sets out housing requirements for the site and states that a range of house types and tenures will be provided. The provision of bungalows and houses suitable for older people will be supported and encouraged as part of the overall mix.

<p>Need for both affordable housing (mixed) and for elderly persons housing.</p> <p>The right to make future planning applications to remove the affordable element must be removed.</p>	<p>Five The Brief sets out housing requirements for the site and states that a range of house types and tenures will be provided. The provision of bungalows and houses suitable for older people will be supported and encouraged as part of the overall mix. Subject to viability, no less than 35% of the total number of dwellings must be affordable. The appropriate housing mix will be determined at a planning application stage based on the most up to date information available.</p> <p>Adopted Core Strategy Policy CS6.3 – Provision of affordable housing - advises that on sites of more than 3 dwellings, no less than 35% of the total number of dwellings proposed are affordable. The Policy goes on to say that, ‘exceptionally, a lower requirement for affordable housing will be acceptable where there is clear evidence that it would make the development unviable. Alteration of Core Strategy Policy goes beyond the scope of the Brief.</p>
<p>Need an up to date Housing Needs Survey to inform any planning application.</p>	<p>We use the Strategic Housing Market Assessment to inform what would be considered an appropriate mix of housing for any site.</p>
<p>Need for employment uses on the Brief site. Evidence of Need.</p>	<p>Adopted Core Strategy Policies CS 7.1 - Meeting the employment requirement and CS7.2 - Type of employment Land Required and sectoral split, sets out the spatial requirement for types of employment land. Evidence informed the Local Plan Core Strategy and Land Allocations documents; 2005 Employment Land and Premises Review and the 2012 Employment Land and Premises Review. Site specific Land Allocations Policy LA2.13 allocates the Brief site for mixed use development, including 0.75 ha for employment use (B1 and B2 use), to meet local needs over the plan period.</p>

Amenity

Issues and Options Consultation

- 4.35 Comments were received in relation to ensuring privacy enjoyed by neighbouring uses (including houses and divorced gardens), minimising the impact of light pollution and protecting amenity during construction. Suggested mitigations include careful siting, design and layout of development and the use of low-level and down lighting. Concerns were also raised regarding the impact of extra traffic causing vibration for houses along Main Street and noise emanating from the M6. Loss of views from existing properties was also raised.

Draft Brief Consultation

- 4.36 Concern from one member of the public about impact (overlooking) on the residential amenity of existing housing adjoining the site. Concern about loss of views.

Table 8: Amenity / Noise	
A. Issues raised and the Council's response – Issues and Options Consultation	
Main issue raised	Council Response
Loss of amenity including privacy/overlooking, light pollution and noise.	+ive Amenity is a material planning consideration which the Draft Brief addresses by setting out design principles – addressed in the Draft Brief under Design and Layout Principles (Section 3.7) – and considering the use of landscaping and screening – addressed in Landscaping / Green Infrastructure (Section 3.8)
Impact of extra traffic causing increased vibration for properties along Main Street.	+ive A Transport Assessment and Travel Plan should accompany any planning application (Traffic and Movement Framework Requirement – Section 3.5) for the development of this site; this will enable a full assessment of the development upon the highway network and minimise the use of private motor vehicles.
Loss of views.	-ive The right to a view is not a material planning consideration. This is a nationally established planning principle. However, the draft brief does seek to protect residential amenity through careful consideration of layout, design and landscaping.
Impact of noise from M6 not addressed.	+ive A noise impact assessment should be submitted as part of any planning application, the outcome of which will be used to determine the nature of any mitigation measures required; opportunities identified in the draft brief for off-site planting to the west of the site to enhance ecological connectivity as well as providing motorway noise mitigation.
B. Key Issues raised and the Council's response – Draft Brief Consultation	
Main issue raised	Council Response
Impact on residential amenity; overlooking. Use of landscaping.	+ive Amenity is a material planning consideration which the Brief addresses by setting out design principles – addressed in the Brief under Design and Layout Principles (Section 4.21) and considering the use of landscaping (see Section 4.14)
Loss of views.	-ive The right to a view is not a material planning consideration. This is a nationally established planning principle. However, the Brief does seek to protect residential amenity through careful consideration of layout, design and landscaping.

Drainage and Flooding

Issues and Options Consultation

- 4.37 Respondents highlighted flooding and drainage issues as a key area of concern. It was emphasised that the village experiences frequent flooding even in moderate periods of rainfall and that surface water from Main Street drains to the site which is regularly flooded. Concerns were raised that building on the site could increase surface water problems and increase flood risk in other parts of the village, namely Main Street and the Tannery area to the north.
- 4.38 Comments support the use of SUDS and encourage the use of other mitigation measures including permeable surfaces, rainwater harvesting and green roofs, but emphasises that a more comprehensive review of drainage is required to ensure that the existing flooding problems across the wider area are not exacerbated.

Draft Brief Consultation

- 4.39 Feedback from two members of the public concerned that the land behind Green Dragon Farm is prone to flooding. Where can drainage for surface water be provided?
- 4.40 Burton-in-Kendal Parish Council expressed concern about flooding on the site. Concern that Burton continually suffers with an inadequate and badly maintained drainage system for surface water. The parish council is very concerned that development will add to problems, increasing flooding in the village.
- 4.41 United Utilities advise that swales within green corridors may not be suitable on top of / near to their infrastructure.

Table 9: Surface Water Drainage A. Key Issues raised and the Council's response – Issues and Options Consultation	
Main issue raised	Council Response
Regular surface water flooding on site in wet weather.	+ive The Council has liaised with the County Council (as lead local flood authority) regarding surface water flooding; they advise that development in the lower part of the northern portion of the site is likely to be constrained; provision has been made in the Landscape / Green Infrastructure section of the Draft Brief to accommodate possible SuDs functions; pre-application / planning application stage will require a full assessment of flood risk and a drainage strategy/statement.
Major concerns over risk of increasing flooding to adjacent properties and the wider area.	+ive The draft brief sets out advice from the County Council with regards to the management of surface water runoff and requires that the runoff rates from the site will not exceed greenfield runoff rates.
Use of SUDS in combination with other mitigation measures including permeable surfaces, green roofs, rainwater harvesting.	+ive In addition to comments made above regarding the incorporation of SuDs features, the draft brief identifies other opportunities for mitigating surface water flooding issues including the use of permeable paving, planting and use of green walls/roofs.

B. Key Issues raised and the Council's response – Draft Brief Consultation	
Main issue raised	Council Response
Land behind Green Dragon Farm is prone to flooding. Where can drainage for surface water be provided.	+ive The Council has liaised with the County Council (as lead local flood authority) regarding surface water flooding; they advise that development in the lower part of the northern portion of the site is likely to be constrained; provision has been made in the Landscape / Green Infrastructure section of the Brief to accommodate possible Sustainable Drainage Systems functions; pre-application / planning application stage will require a full assessment of flood risk and a drainage strategy/statement.
Major concerns over risk of increasing flooding to adjacent properties and the wider area.	+ive The Brief sets out advice from the County Council with regards to the management of surface water runoff and requires that the runoff rates from the site will not exceed greenfield runoff rates.
United Utilities advise that swales within green corridors may not be suitable on top of / near to their infrastructure.	+ive Acknowledged. Supporting document and Brief (para 4.33 and 4.44) includes reference to discussions needed with UU regarding potential impacts UUs assets – i.e. mains sewer.

Infrastructure

Issues and Options Consultation

- 4.42 Concerns were raised about the capacity of social infrastructure in Burton-in-Kendal including primary school capacity (including physical constraints on expansion) and recreational facilities (indoor and outdoor provision). There was some concern about mains water supply and sewage capacity. Issues relating to highways and drainage infrastructure were also raised.

Draft Brief Consultation

- 4.43 Strong concerns were raised by Burton-in-Kendal Parish Council about the capacity of existing infrastructure (including foul drainage) in Burton-in-Kendal. Existing infrastructure in the village is not adequate to support even a very low density.
- 4.44 United Utilities comment that sustainable drainage systems (including ponds, swales, various types of planting), should not be placed on top / within the easement of their infrastructure.
- 4.45 Concerns were raised from two members of the public about the capacity of social infrastructure in Burton-in-Kendal, including; the primary school capacity (including physical constraints on expansion) and the absence of a GP surgery in the village.

Table 10: Infrastructure A. Key Issues raised and the Council's response – Issues and Options Consultation

Main issue raised	Council Response
Primary school capacity.	+ive Section 4.4 of the draft brief considers infrastructure requirements associated with this development; we have liaised with Cumbria County Council (as Local Education Authority) who will advise how to accommodate educational needs arising from the development at the planning application stage. Financial contributions for provision of school places may be sought through S106 agreements.
Provision of recreational facilities.	-ive The draft brief takes account of existing play provision in the area – in this respect the Council considers that the site satisfies accessibility standards for play areas, but identifies a shortfall in the provision of natural/semi natural / amenity open space – this type of open space provision has been incorporated into the green infrastructure framework.
B. Key Issues raised and the Council's response – Draft Brief Consultation	
Main issue raised	Council Response
Concern about the capacity of existing infrastructure to support even low density development.	Noted. +ive The Council has liaised with Cumbria County Council (as Local Education Authority) who will advise how to accommodate educational needs arising from the development at the planning application stage. Financial contributions for provision of school places may be sought through S106 agreements. +ive The Council has liaised with United Utilities with regards sewerage infrastructure capacity. UU has advised that once more details are known (i.e. at pre-application/planning application stage), for example the approach to surface water management and proposed connection points to the foul network then the delivery of the development can be coordinated with the delivery of any necessary infrastructure improvements. The Brief acknowledges current capacity issues in Endmoor, but has been advised by UU that upgrades to the WWTWs are scheduled for investment.
Provision of social infrastructure: The primary school is fully occupied/at capacity and no existing GP Surgery in Burton-in-Kendal.	+ive The Council has liaised with Cumbria County Council (as Local Education Authority) who will advise how to accommodate educational needs arising from the development at the planning application stage. Financial contributions for provision of school places may be sought through S106 agreements.

Viability

Issues and Options consultation

- 4.46 No viability issues were raised by members of the public. Agents representing the landowners of the majority of the site stressed that viability issues must be given due consideration in the preparation of the brief taking into account constraining factors such as the future needs of the farm enterprise, affordable housing and open space requirements, allocation for employment uses and other constraints.

Draft Brief Consultation

- 4.47 The agent acting on behalf of the site owner commented that it is important that the site is a going concern and as such the landowners will be keen to ensure that issues of financial viability are considered through the Brief. There are specific issues relating to Green Dragon Farm, the ownership structure (and the current and future) farming operations, should be considered alongside the other elements of the Brief as currently set out.

Table 11: Viability	
A. Issues raised and the Council's response – Issues and Options Consultation	
Main issue raised	Council Response
Viability issues should be given due consideration in the development of the brief.	+ive The Council considers that the draft brief and its indicative proposals map strikes the right balance in its suggested developable areas and open spaces and other constraints presented by the site.
B. Key Issues raised and the Council's response – Draft Brief Consultation	
Main issue raised	Council Response
Important that issues of financial viability are considered through the Brief.	+ive The Council considers that the Brief strikes the right balance in its suggested developable areas and open spaces and other constraints presented by the site.
The existing site ownership structure (and the current and future) farming operations, should be considered alongside the other elements of the Brief as currently set out.	Noted. The brief acknowledges current ownership structure of the site. The purpose of the brief is to provide guidance for how development could be shaped on the site. It is not the purpose of the brief to cover matters arising from specific landowner interests; these could change, these should more appropriately be considered through the planning application process.

Historic Environment / Archaeology:

Issues and Options Consultation

- 4.48 Several comments acknowledged the importance local heritage assets including the proximity of the Conservation Area, listed buildings and traditional form of the existing farm group. Concerns were expressed regarding the impact of the development on historic fabric of the village. Archaeological interest including remnants of medieval strip field systems are highlighted along with a recommendation for an archaeological

assessment to be carried out at planning application stage.

Draft Brief Consultation

- 4.49 Feedback from Cumbria County Council's Historic Environment Officer, intimates that they agree with the outlined methodology for dealing with archaeological assets.

Table 12: Historic Environment / Archaeology A. Issues raised and the Council's response – Issues and Options Consultation	
Main issue raised	Council Response
Proximity to and impact of development on heritage assets including Conservation Area, listed buildings and other traditional buildings.	+ive The draft brief takes heritage assets (including the Conservation Area, listed and unlisted buildings of note) into account. Built heritage is a key theme throughout the draft brief; specific guidance on built heritage is provided in Section 3.6 of the draft brief.
Archaeological interest of site.	+ive The draft brief acknowledges the potential for unknown archaeological remains on the site and recommends a desk-based archaeological assessment and geophysical survey to provide additional information at planning application stage (Section 3.6)

Phasing

Draft Brief Consultation

- 4.50 United Utilities recommend that the Council consider forming a legal agreement with potential developers to give certainty to all, should the site be split and separate planning applications subsequently follow. Any application should include details for an overall drainage scheme for both foul and surface water

Table 13: Phasing B. Key Issues raised and the Council's response – Draft Brief Consultation	
Main issue raised	Council Response
The Council should consider forming a legal agreement with potential developers to ensure a holistic whole site approach to the delivery of infrastructure.	-ive +ive Section 5 of the Brief (Phasing) advises that it is crucial that a holistic approach to the delivery of the site as a whole is adopted in order to ensure that the site is fully integrated and the required infrastructure can be fully realised in the most appropriate manner.
Any application should include details for an overall drainage scheme for both foul and surface water.	+ive Section 4.34 of the Brief additional guidance added, '... any submitted planning application includes details of an overall (whole allocation site) drainage scheme for both foul and surface water.

Implementation and Delivery

Draft Brief Consultation

- 4.51 The agent acting on behalf of the site owner commented that it is important that the site is a going concern and as such the landowners will be keen to ensure that issues of delivery are considered through the Brief.

Table 14: Implementation and Delivery B. Key Issues raised and the Council's response – Draft Brief Consultation	
Main issue raised	Council Response
Important that issues of deliverability are considered through the Brief.	+ive The Council considers that the Brief strikes the right balance in its suggested developable areas and open spaces and other constraints presented by the site. Section 5 of the Brief provides guidance with regards to development deliverability.

Principle of Development

Issues and Options Consultation

- 4.52 A few people stated their objection to the principle of using the site for housing (and in particular employment) development. The site is allocated in the Local Plan for housing and employment development; the principle of allowing development has therefore been established.
- 4.53 The Local Plan (Land Allocations DPD) was approved in December 2013 and was subject to an independent examination process.

Draft Brief Consultation

- 4.54 A few people at the drop in event (the written recorded comments), questioned the need for developing the site, particularly the green field element.

Comments on Appendix 3 Draft Site Information Working Document

Issues and Options Consultation

- 4.55 Burton in Kendal Parish Council highlighted a number of factual inaccuracies in the Draft Appendix 3 document, including reference to existing facilities (e.g. hairdressers, number of public houses), plus the omission of reference to existing employment sites and the child care facility at Clawthorpe. The parish council also pointed out that broadband provision is poor and considers that the information regarding flood risk on the site is out-of-date. Also question whether the proximity of further education sites should be considered.
- 4.56 The parish council points out that people living in adjacent parishes of Yealand Conyers and Redmayne would not qualify for affordable housing under the current definition of 'local connection'. Consider that this should be reconsidered.

Draft Brief Consultation

Table 15: Appendix 3 Site Information Working Document – Issues raised and the Council’s response – Issues and Options Consultation	
Main issue raised	Council Response
Factual inaccuracies in Appendix 3 (first draft) including reference to hairdressers, public houses etc), plus omissions including reference to existing employment sites and child care facility.	+ive Appendix 3 document updated accordingly.
Information regarding flood risk is out-of-date.	Reference to ‘small’ pocket of land in Appendix 3 removed – otherwise Appendix 3 cites official data available. The draft brief acknowledges the surface water flood risk and makes provision for SuDs opportunities by restricting the developable area in the northern part of the site.
Should proximity to further education sites be considered.	Noted

APPENDIX 1: Responses received during the Issues and Options Consultation on the Development Brief for Green Dragon Farm, Burton-in-Kendal

SUMMARY OF RESPONSES

THIS APPENDIX PROVIDES A SUMMARY OF THE RESPONSES RECEIVED DURING THE ISSUES AND OPTIONS CONSULTATION ON THE DEVELOPMENT BRIEF FOR GREEN DRAGON FARM, BURTON-IN-KENDAL

It is broken down as follows:

Category A comments – these are comments received on matters relating to topics covered by the Development Brief. It is split between members of the public and organisations.

Category B comments – these are comments received on matters not covered by the Development Brief, for example those that may relate to matters of whether the site in principle is acceptable for the development it is allocated for in the Local Plan.

Category C comments – these are comments received about the Proposals document which are general in nature, non-site specific.

Category D comments – these are comments received about Appendix 3 Site Information Working Document (general)

Category E comments – these are comments received about Appendix 3 Site Information Working Document (site specific)

Category F comments - Drop in Event comments – a record of all responses made at the drop in event on the 29 June 2016.

Category A comments – comments received on matters relating to topics covered by the Development Brief.

Topic Area	Member of public comments	Organisation comments
VISION	<ul style="list-style-type: none"> • To blend in with the ‘olde world’ theme of the village. Not to build ultra-modern houses which look out of place with the surroundings, well-spaced out houses with ample parking space for 3 cars (Gibson) • Assortment of designs of properties; trees and landscaping around the site (Hummer) • Key words: integration and sensitivity; living village with a wide demographic population mix, but increasingly more properties being bought as second / holiday homes and unoccupied – this needs to be avoided (Plowright) • To date development has been relatively sensitive – impact on character of village and Conservation Area mitigated; new development must respect existing structures, architecturally and historically and inhabitants must feel integrated into village – must not hang like ‘unwanted ear’ on the south-western tip of this historic village (Plowright) • If development is inevitable, will do everything I can to make sure it fits into the area, is not obtrusive or detrimental to people living alongside it, and has a sustainable and environmentally sensitive approach, during and after construction, at its core (Jones) • Creating sustainable and environmentally sound development is imperative (Jones) • To provide a mix of housing types and of small scale businesses that can be carried out without adverse impacts on nearby homes (Evans) 	<ul style="list-style-type: none"> • Considers it an overstatement to describe site as having ‘unique landscape qualities’ in draft vision statement – considers that the landscape has qualities, but that ‘uniqueness’ is not among them; considers the landscape character secondary to the setting of the site in terms of its access to the village amenities and proximity of the Conservation Area boundary as well as elements such as walls and hedges (NWA Architectural) • Agrees that Conservation Area and Heritage Assets must be accorded due cognisance, but queries reference to ‘unique’ landscape qualities – considers no justification for this reference and feels that it would represent undue constraint to formation of Brief; considers landscape not unlike much of the district’s landscape, not singularly ‘unique’ (Lea Hough) • Considers that requirement for potentially significant areas of green spaces (<i>‘multi-functional use green spaces’</i>) could have impact on deliverability of site due to other constraints such as Conservation Area, Heritage Assets, easements etc. Notes that Appendix 3 document recognises excellent links to existing open spaces and play areas and thus conflicts with requirement for on-site facilities; suggests revisiting wording in vision to provide further clarity (Lea Hough) • Acknowledges that type and mix of housing should be broadly directed by the Brief, but important to ensure that this is not overly restrictive; considers that market needs will be provided for, but would

Topic Area	Member of public comments	Organisation comments
		<p>welcome clarification of the requirement for housing on the site to meet 'local housing needs' to ensure that development is not restricted to a very 'local' need (Lea Hough)</p> <ul style="list-style-type: none"> • Welcomes requirement for good standards of design, but seeks reassurance that energy efficiency is commensurate with extant Building Regulations, rather than additional, more onerous standard (Lea Hough)
ACCESSIBILITY AND MOVEMENT		
General	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Access points and routes must be designed to serve the development whilst avoiding unnecessary permeability. All routes must be in full view. It may not be appropriate to separate pedestrian/cycling routes from vehicles (Cumbria Constabulary and obo Police & Crime Commissioner) • Two major problems: parking in village for residents and speeding through village – development will have to contribute to improving these present situations (Burton in Kendal) • To ensure the development for the site meets the needs of residents and visitors we would welcome the following factors in any highway design regardless of the site topography: <ul style="list-style-type: none"> ○ Safe movement for all within the development ○ Safe access to the site ○ Low Traffic speeds ○ Integration with and enhancements of the existing community ○ Maintainable built environments. ○ Improvement in quality of life

Topic Area	Member of public comments	Organisation comments
		<ul style="list-style-type: none"> ○ Permeable layout (Cumbria County Council) ● Primary street layout to accommodate the following <ul style="list-style-type: none"> ○ 20mph (maximum) target speed ○ Footway width: 2000mm (both sides of carriageway) ○ Carriageway width: 5500mm if greater than 50 dwellings if less then 4800mm ○ Largest vehicle: HGV ○ Direct access to dwellings served by existing roads are permissible if speeds are within a 30mph limit ○ Limited on-street residential and visitor parking to be designed into the layout <p>Secondary street layout to be permeable leading to Shared surface/Lane/courtyard. (Cumbria County Council)</p>
Vehicle access	<ul style="list-style-type: none"> ● Ensure wide access / egress roads and junctions, with good visibility (Gibson) ● Off Tarn Lane (Hummer) ● Concerned how point of 'Potential Access' in front of Green Dragon Farm will marry with aspiration to preserve medieval barns / farm buildings (Plowright) 	<ul style="list-style-type: none"> ● Recognises that visibility associated with existing access to farm is compromised; suggests that main access for development should be from Tarn Lane, but considers alterations to existing access could provide access to traditional farm group for conversion along with new pedestrian access point – would potentially allow farm buildings to be sold separately (NWA Architectural) ● The suggested access off Tarn Lane will require a revised / lowered 40mph speed limit (marked on plan) approaching the proposed priority junction with visibility splays of 120m being established, however the visibility splay could be reduced if the

Topic Area	Member of public comments	Organisation comments
		<p>85th percentile speed was established and found to be less than 37mph utilising guidance from Manual for Streets criteria. A transport assessment should also be undertaken. (Cumbria County Council)</p> <ul style="list-style-type: none"> • Vehicular access from the A6070 serving a maximum of 5 dwellings in the form of the conversion of existing traditional 'Green Dragon Farmyard Buildings (fronting/next to the main road) could be provided subject to some modifications to the existing access. No vehicular connections to the remainder of the site from this access would be appropriate, or use of this access for employment development in this respect due to the limitations of the access. (Cumbria County Council) • As a guiding principle a layout and design that seeks to minimise the degree of interaction between employment and housing led-traffic movements should be encouraged. (Cumbria County Council)
Pedestrian and cycle – access	<ul style="list-style-type: none"> • Pedestrian access away from the main junction if possible (Gibson) • Initiatives that encourage cyclists and pedestrians must be encouraged – Burton can't handle further increase in traffic along its medieval main street (Plowright) • Safe & secure communal cycle storage should be built in as part of the development (Jones) • Ensure that along with highways representations there is a strong recommendation for foot/cycleway provision (B Gray) 	<ul style="list-style-type: none"> • The brief should address the following rights of way and access issues: <ul style="list-style-type: none"> - Seeking opportunities to enhance public rights of way and accessible natural green space. (Natural England) • Currently no public rights of way onto site; identifies access adjacent to Mansion House and present farm entrance for pedestrian access to site; suggest new footpath link around junction with Tarn Lane and existing farm frontage linking with new site roads creating a thoroughfare from Tarn

Topic Area	Member of public comments	Organisation comments
		<p>Lane, linking Main Street and the north of the site at Jones Yard (NWA Architectural)</p> <ul style="list-style-type: none"> • Suggest a circuit of new footpaths within the development with access to new play areas on the site along with up to three pedestrian access links to Main Street – from farm group, Mansion House and Jones’s Yard (NWA Architectural) • Pedestrian and vehicular access need careful planning; road through village is narrow, with narrow pavements. Good visibility and adequate warnings needed; avoid proliferation of signs. Good planning and mixed surface treatments should be incorporated (Burton in Kendal Parish Council) • Paths within development and links to the village should be level, wide and well-lit with bollard type lighting (Burton in Kendal Parish Council) • Whilst access to Jones’s Yard may be theoretically possible, points out that several local residents control the highway at that point and that implementation of such a link would be highly unlikely; comments that access adjacent to Mansion House needs to consider residential amenity of future residents of Mansion House and the potential use (and required access) of the site of the existing barns to the rear (Lea Hough) • A kerbed footway 1.8m wide should be provided from the priority junction on Tarn Lane to link with the existing kerbed footpath on the A6070 adjacent to the Green Dragon Farm. (Cumbria County Council) • The pedestrian access “A” from the main development to the A6070 opposite the electricity substation as shown on the Map is not feasible due

Topic Area	Member of public comments	Organisation comments
		<p>to the narrow pavement and poor forward visibility and should be dismissed. (Cumbria County Council)</p> <ul style="list-style-type: none"> • The pedestrian access “B” as shown on the Map would be feasible. (Cumbria County Council) • A footway surfaced in bituminous material would provide pedestrian access from the proposed residential development to the A6070 subject to a road safety audit being undertaken with any recommendations being implemented between Hordley House & the Creamery Mansion House. (Cumbria County Council) • The suggested pedestrian access between Studio Cottage & Laburnum House whilst feasible would need further investigation to establish whether public access could be agreed. The pedestrian link would not be appropriate for use by cyclists. (Cumbria County Council) • Whilst there may be a desire to install a controlled pedestrian crossing at a point on the A6070, this is unrealistic taking into account the narrow pavement widths and private accesses / parking arrangements. (Cumbria County Council) •
Public Transport – access	<ul style="list-style-type: none"> • Existing public transport ends at 7.30pm (Baille) • With more people moving to village, extra bus provision needed to Kendal, Carnforth and Lancaster; currently only one/hour (Jones) 	<ul style="list-style-type: none"> • A “bus board” meeting involving all relevant organisations should be carried out to determine whether the existing bus stop facilities are suitable and to investigate whether any other locations can be identified. (Cumbria County Council)
Materials and surfaces roads etc	<ul style="list-style-type: none"> • 	
Existing rights of way	<ul style="list-style-type: none"> • Better pavements through village, some non-existent (Hummer) 	<ul style="list-style-type: none"> • Notes that there is an existing agricultural right of way adjacent to Mansion House and along walled

Topic Area	Member of public comments	Organisation comments
	<ul style="list-style-type: none"> Pavements in Burton are narrow and suffer from adverse camber; walking for elderly is hazardous, as is walking with young children – speed of traffic through village needs addressing (Plowright) 	<p>garden – this impacts on developable area (NWA Architectural)</p>
Off Site Pedestrian Links	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Green lane is not presently a public right of way. Rights of way links can be pursued via Section 25 of the Highway Act 1980 which involves the entering into of an agreement with the landowner to create/dedicate a public right of way. Such an agreement would require Cumbria County Council Committee approval (Development Control and Regulation). There is also a potential maintenance liability and details of any works and/or conditions would be included in the wording of the Agreement. (Cumbria County Council)
Managing traffic	<ul style="list-style-type: none"> Impact of development on the approach to the village from the east along Dalton Lane needs to be considered; Dalton Lane is a busy approach to the village, with considerable amount of heavy traffic, not least because it is the route to the wood yard in Hutton Roof (Toubkin) Roads throughout the site need to be designed around people and cyclists first and foremost; too often modern estates designed poorly with cars in mind; wide and open road with gently curves and long fields of view encourage speeding; roads should be narrower rather than wider (discourages road parking, a menace to cyclists), should have trees and hedgerows planted alongside to break up fields of view and sharper corners to slow traffic naturally (without need for speed bumps / rumble strips) (Jones) Development that fronts onto Main Street needs to take account of the traffic and HGVs that regularly use Dalton Lane; frontage must be safe from these large vehicles, as must any cycle or pedestrian access to the 	<ul style="list-style-type: none"> Traffic calming of the A6070 is also unlikely taking into account the width of the carriageway and composition of traffic. However a lowered speed limit could be viable following a transport assessment. (Cumbria County Council)

Topic Area	Member of public comments	Organisation comments
	<p>development; assumes that there will be no vehicular access to the development from Main Street? (Toubkin)</p> <ul style="list-style-type: none"> • Traffic from south approaches village too fast as proved by monitoring (Toubkin) • Considerable additional traffic caused by the new development has been somewhat glossed over in the Brief; consider mini roundabout at bottom of Tarn Lane to regulate both flow and speed of traffic entering and leaving the village (Toubkin) • Footprint of village will be extensively changed & altered causing danger as the road infrastructure is inadequate (NO PAVEMENTS) & A6070 so narrow and does not allow 2 vehicles to pass (Duffy) • There are still lorries using the A6070 (along with double decker buses) from the Northern Quarry (Duffy) • Large lorries containing trees use Dalton Lane & occasionally use Vicarage Lane in the north to reach the Wood Yard (Duffy) • Frequent accidents on the M6 between 34 to 37 necessitates the A6070 being the route from exit 36 to 35 (Duffy) • Exiting Tarn Lane the road vision is impaired (Duffy) • As an absolute priority, before this goes any further, the on-street parking on the main street needs making illegal: it is an absolute nightmare. Main street is narrow, often used as bypass route when problems on M6; village then totally gridlocked due to parking on street; maybe a car park could be part of the development for people in the immediate area to use? (Gibson) • Ensure wide footpaths (Gibson) • A speed limit reduced from 30mph to 20mph (Hummer) 	

Topic Area	Member of public comments	Organisation comments
	<ul style="list-style-type: none"> • More traffic will make the A6070 more dangerous especially for children coming and going to school. Narrow pavements (Hummer) • 	
Parking	<ul style="list-style-type: none"> • Must be parking for 2 vehicles per home as no space in village for additional vehicles; we have to park on main street due to lack of parking available (Baille) • Must make provision for parking of ALL cars and vehicles within the site (Plowright) • No parking 'on street'; hence the parking for 3 cars (Gibson) • Should include adequate provision for parking for both businesses and houses; recent development in village has provided inadequate parking, leading to increased use of Memorial Hall's car park (Evans) 	<ul style="list-style-type: none"> • Hardstanding areas (car parks) should be small and scattered and landscaped and the site should be broken up into clusters with landscaped buffer areas (Burton in Kendal Parish Council) • Should be 2 parking spaces / dwelling allocated within curtilage plus additional small scattered banks of visitor spaces throughout development (Burton in Kendal Parish Council)
OPEN SPACE, LANDSCAPING AND BIODIVERSITY		
General	<ul style="list-style-type: none"> • Plant trees where possible and space for flower beds (Gibson) • Green space is one of main reasons we moved to a village; it is better for my health and those around us; do not destroy it; any new home should have access to its own garden (Baille) • As area is a green field site, there should be substantial areas of green space with an aim to improve the biodiversity of the site (Jones) • Land currently open farmland with fields delineated by dry stone walls and hedgerows with mature trees; green space an important factor; suggests 40% of land should be green space and created carefully to maximise biodiversity; sustainable drainage systems should form part of this with ponds and basins used to slow the flow 	<ul style="list-style-type: none"> • The brief should address the following landscape issues: <ul style="list-style-type: none"> ○ Avoiding harm to the character of nationally protected and locally valued landscapes; notes that Green Dragon Fm is approx. 1.4km from Arnsdale & Silverdale AONB; ○ Seeking opportunities to contribute to landscape restoration and enhancement informed by the landscape character approach. (Natural England) • The brief should address the following green infrastructure issues: <ul style="list-style-type: none"> ○ Making a positive contribution to the creation, protection, enhancement and management of networks of green infrastructure (Natural England)

Topic Area	Member of public comments	Organisation comments
	<p>of water across site and filter out sediments; recommends wetland creation in the wettest part of the site to maximise biodiversity (Jones)</p>	<ul style="list-style-type: none"> • Boundaries well defined except for western boundary; brief provides opportunity to deliver a clear and discernible extent of development for the wider village, as well as an attractive and suitable interface between built form and the countryside beyond (NWA Architectural) • Intend to retain where possible hedges, trees and stone walls or otherwise offset their loss by managed and larger areas of planting and site features (NWA Architectural) • No extensive open views into the site other than from southern approach to the village; avenue of oak trees on highway verge could be mainly retained subject to visibility splay requirements; these trees soften impact from south; also discusses opportunity for further tree planting; acknowledges more distant views from Hutton Roof Crags and Dalton woods (NWA Architectural) • Consider impact of site on approach from south – height of buildings; existing impact of modern farm buildings unsightly; tree planting should be indigenous; observes existing prominence of hedgerows and row of oak trees on Tarn Lane (Burton in Kendal Parish Council) • Suggests that wording in Appendix 3 (p12) should be amended to clarify that suitable trees and hedgerows and retained '<i>where possible</i>' (Lea Hough) • Landscaping proposals should consider what contribution the landscaping of a site can make to reducing flows from surface water discharge. This can include hard and soft landscaping such as permeable surfaces. (United Utilities) •

Topic Area	Member of public comments	Organisation comments
Type of open space	<ul style="list-style-type: none"> • Recreation facilities (Hummer) • Open spaces must be stocked with variety of plants (Plowright) • 	<ul style="list-style-type: none"> • Small public open space for the site wide needs and a small number of public planted/seating areas around the site; little need for large areas of public space as development is close to the present public play park and open areas, including the allotments to the north of the site and existing public space at Boon Town (NWA Architectural) • Three formal play areas in village: school (as goodwill gesture) & Boon Town (both with playground equipment) and recreation ground (bowling, tennis & 5-a-side football); without goodwill of school, village would be short of formal play facilities for young children; Development should have play area for young children; should also provide safe pedestrian links to other 3 areas (Burton in Kendal Parish Council)
Biodiversity	<ul style="list-style-type: none"> • Passionate about trees. Significant stands of trees within site, especially birch trees to the north east of site; urge all issues raised in section 'Consideration of Trees' be pursued – with retention of as many trees as possible (Plowright) • Contribution of birds to ecology of Burton significant (see work of Burton Swift Watchers group) (Plowright) • Trees and hedgerows must be protected especially in terms of protecting local wildlife including birds [and supporting better drainage and flood reduction] (Baille) • Design of houses and gardens should include provision for biodiversity e.g. creating wildlife-friendly gardens as the development is built and stipulating that areas of gardens have to be maintained for wildlife benefit; integrate bird nesting and bat roosting provision and green roofs for some properties (Jones) 	<ul style="list-style-type: none"> • Advises that the following biodiversity issues should be considered and incorporated into the briefs: <ul style="list-style-type: none"> - Avoiding harm to international, national and locally designated sites of importance for biodiversity (notes that this site does not trigger the Impact Risk Zone for Sites of Special Scientific Interest or European designated sites); - Avoiding harm to priority habitats, ecological networks and priority and/legally protected species (Notes that part of site contains an area of traditional orchard priority habitat; also notes that sites containing watercourses, old buildings, significant hedgerows and substantial trees are possible habitats for protected species; in this respect it may be necessary to

Topic Area	Member of public comments	Organisation comments
	<ul style="list-style-type: none"> • Creating green corridors is important for movement of wildlife around the site; lack of habitat connectivity is a major problem to wildlife; all existing hedges, walls and trees have to be kept and added to, to benefit this (Jones) • Gardens should be landscaped by developer as part of build to maximise wildlife habitat – wildlife-friendly gardens will maximise biodiversity potential of site (Jones) 	<p>undertake a basic ecological survey to appraise the biodiversity value of site;</p> <ul style="list-style-type: none"> - Seeking opportunities to contribute to the restoration and re-creation of habitats, the recovery of priority species populations and biodiversity enhancement; notes that site is within Morecambe Bay Limestone & Wetlands Nature Improvement Area (NIA) and that where sites fall within NIAs, potential to contribute to habitat enhancement should be considered. (Natural England) • Many of perimeter hedges and trees to be retained; demolition of traditional buildings will require inspection for bats and owls; new areas of public planting to enhance habitat – also hedgehog shelters, bee hives, nesting boxes, squirrel boxes and bug hotels could all easily and economically be provided in many open spaces around the site; suggests that biodiversity value of site is not exceptional, but that new planting of native species would be included (NWA Architectural) • Ecological survey should be done and measures to encourage wildlife (open eaves, bat boxes etc) should be incorporated (Burton in Kendal Parish Council) • Should incorporate landscaping with species that attract birds and butterflies and wildlife corridors should be designed in; trees/hedges left where possible (Burton in Kendal Parish Council)
DESIGN AND LAYOUT PRINCIPLES		

Topic Area	Member of public comments	Organisation comments
General	<ul style="list-style-type: none"> • Should promote style of design that does not draw attention to difference between 'affordable' housing and the rest; the two should be fully integrated (Plowright) • If business units are sensitively designed then they too can be integrated within the housing rather than a single business area (Plowright) • Should reflect current village – e.g. be stone, and stonework and build to reflect current properties; should not be a blot on the landscape rather an addition to stone and ancient buildings that already exist (Baille) • If development is to go ahead against considerable public opinion, then should be in keeping with the area of the village it is next to; housing should be unobtrusive, low density and varied in look (Jones) 	<ul style="list-style-type: none"> • Crime prevention/natural surveillance: Burton has low crime rate; recommends that Cumbria Constabulary be consulted on their 'Secure by Design' standards which should apply to windows and doors, but standards which apply to external areas are applicable to more urban situations – e.g. standard requirement of 1.8m fencing surrounding gardens should not be used (it diminishes natural surveillance and is not visually appropriate for this area (Burton in Kendal Parish Council) • With reference to Appendix 3 (p.6) regarding minimising impact on views from the south, contends that site is relatively discrete and that views into the site from the south are scarce and that change in form on the site would be very difficult to discern from the village approach. (Lea Hough) • Highlights the existence of a sewer running north-south through the site; this may have implications for the layout of any development (United Utilities)
Materials	<ul style="list-style-type: none"> • Use local stone for facing (Gibson) • All materials should be of highest quality and sympathetic to the material already in use (limestone) (Plowright) • Use locally sourced stone and roofing material to fit in with existing village (Jones) 	<ul style="list-style-type: none"> • Considers likely palette of materials to include brick, render and stone (NWA Architectural)
Height	<ul style="list-style-type: none"> • 	
Style	<ul style="list-style-type: none"> • No high rise buildings (Hummer) • Keep housing in designs of already recently built homes, in sympathy with our lovely village (Hummer) • Houses should be in keeping with the area and buildings surrounding them (Jones) 	<ul style="list-style-type: none"> • Design detailing to take account of proximity to Conservation Area (NWA Architectural) • There are many styles of housing in Burton; good design should include the use of natural materials (slate on roofs, use of stone) – whole site should

Topic Area	Member of public comments	Organisation comments
	<ul style="list-style-type: none"> Should be mix of shapes and types of buildings – amongst traditional existing buildings in this southern part of village, no two are alike; new development should reflect this (Jones) 	<p>be of one 'style' not of mixed styles (Burton in Kendal Parish Council)</p>
Density	<ul style="list-style-type: none"> 	
Layout – spaces, location of development	<ul style="list-style-type: none"> Development should not extend up the ridge to west of village to extent that it affects iconic view of village from neighbouring hills or impacts on privacy of houses in Conservation Area or Boon Town (Plowright) Should be laid out in a way that encourages social interaction between neighbours (Plowright) Gardens to front and rear of development reduces visual impact; should include as many front gardens as possible (60% would be good requirement) (Jones) 	<ul style="list-style-type: none"> Landscape is generally low lying and much of the site is not visible from adjacent publicly accessible areas. None of the development will be on the skyline due to the site topography (NWA Architectural) Considers north west portion of site to be most suitable location for employment development due to remoteness from Conservation Area and existing properties; considers that employment development would have greater impact if in southern part of site (NWA Architectural) Site should be divided into 'clusters' of house types so that differing types of living accommodation do not cause nuisance to another (i.e. young persons accommodation should not be adjacent to elderly bungalows) (Burton in Kendal Parish Council) Affordable dwellings should be scattered throughout the site and not all squashed into least desirable corner (Burton in Kendal Parish Council)
Renewable Energy and Sustainability	<ul style="list-style-type: none"> Any new builds should be provided with good alternative energy provision – e.g. solar panels (Baille) Should be environmentally sound as possible, with thought given to construction and whole life of buildings (Jones) Whole development power and heating systems becoming more common; these use renewable energy from solar and ground source heat pumps to minimise, and in some cases eliminate, the reliance on existing 	<ul style="list-style-type: none"> Site offers many opportunities for sustainable living and development; well located to village services, including access to schools; new cycle and pedestrian routes readily achievable in design (NWA Architectural) Use of renewable energy should be key to the design; construction materials should be considered to minimise CO2 emissions (i.e. consideration of

Topic Area	Member of public comments	Organisation comments
	<p>utility infrastructure; development around these principles would mean the utmost sustainability and environmental sensitivity of the site (Jones)</p> <ul style="list-style-type: none"> • Energy efficiency mentioned but no details; should require Passivhaus Standard to guarantee maximum efficiency of structures by using good insulation, triple glazing, passive solar gains and whole house mechanical ventilation systems – many such houses built without heating systems as no need (Jones) 	<p>timber frame rather than concrete blocks in superstructure) (Burton in Kendal Parish Council)</p> <ul style="list-style-type: none"> • Whilst United Utilities acknowledges that the Code for Sustainable Homes has now been scrapped as a result of the Housing Standards Review, we suggest that the Council should consider water efficiency measures and the design of new development within the Development Brief as follows: <i>“The design of new development should incorporate water efficiency measures. New development should maximise the use of permeable surfaces and the most sustainable form of drainage, and should encourage water efficiency measures including water saving and recycling measures to minimise water usage”.</i> <p>Improvements in water efficiency help to reduce pressure on water supplies whilst also reducing the need for treatment and pumping of both clean and wastewater. Forms part of sustainable development delivery (United Utilities)</p>
TYPE OF DEVELOPMENT	<ul style="list-style-type: none"> • Mix of housing provision should be secured; no ‘true’ bungalows in a village with an ageing population; providing these could free up family houses (Evans) • Lack of affordable housing is a major problem; suggest including provision of plots for self build (experience that this can lead to savings of around 30%) (Evans) 	<ul style="list-style-type: none"> • Mix of housing types needs to be market led – there are already a number of constraints that may affect viability – 35% affordable housing, Conservation Area constraints, need to keep traditional farm group and provision of commercial site (NWA Architectural) • An up-to-date Housing Needs Survey should take place – should look at existing housing mix in the village and what type of housing is on the market; ageing population should be given consideration with possibility of sheltered housing / warden accommodation (currently none in the village); could an approach be made to Leonard Cheshire

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		<p>Homes or similar? (Burton in Kendal Parish Council)</p> <ul style="list-style-type: none"> • Providing right type of employment in the best place: B1 and B2 are too general; consider offices to be acceptable, but B2 'Industrial' would be detrimental to amenity; there are already two business hubs in Burton at each end of the village where office spaces are never occupied to full capacity. Questions where need for employment development comes from? Considers strong evidence needed (Burton in Kendal Parish Council) • Whilst acknowledging importance of affordable housing provision, would welcome reference to potential future provision of Starter Homes and their role in the development (Lea Hough) <p><u>Extra Care Housing:</u></p> <ul style="list-style-type: none"> • It is the Council's intention to review the local demand with district housing colleagues to identify revised demand linked to service centres if appropriate. The location of ECH development in relation to access to services and facilities would need careful consideration. (Cumbria County Council) •
AMENITY ISSUES	<ul style="list-style-type: none"> • Extra traffic will cause vibration for the houses & buildings lining the A6070 (Duffy) • We used to own a 1750 cottage (Blacksmith's Forge) for the horse drawn vehicles coming from Lancaster (with cotton) for the mills in Kendal – we know from experience how badly it shook when heavy vehicles passed (Duffy) 	<ul style="list-style-type: none"> • Existing land use (other than agricultural) includes residential to east side and allotment gardens close to northern boundary. Observes that few residential properties look into the site due to long gardens, high walls, orchard areas – much of this land will act as a natural buffer between site and Conservation Area (NWA Architectural)

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	<ul style="list-style-type: none"> Lived in centre of Conservation Area since 1987; seen village recover from period when quarry lorries rattled through in early morning; afflicted from lorry noise from the road and noise of M6 to rear. Notes that traffic noise from M6 is not considered – depending of atmospheric pressure the noise can be very loud; rising land to west acts to some extent as sound buffer (Plowright) Consideration must be given to how far up the hill houses will go; the higher up they go, the more they affect the privacy of houses in Conservation Area and Boon Town (plus noise interference) (Plowright) Don't believe that concerns re overlooking of existing properties has been addressed – any new houses should not face down onto the main street to prevent this occurring (Baille) Value view from my house over the fields of Green Dragon Farm; view will be lost and replaced with just another housing estate (Jones) To minimise overlooking aspects, no houses should be above two storeys and maximum height should be utilised to eliminate overlooking of existing properties (Jones) 	<ul style="list-style-type: none"> Employment element needs careful consideration in terms of impact on amenity of residents (NWA Architectural) Careful consideration should be given to nearby residences; design and location to obviate overlooking and noise nuisance; lighting also nuisance – security and street lighting should be of downlighter type; needs of adjacent residents should be sought and considered and treatment of existing boundaries carefully considered (Burton in Kendal Parish Council) Lighting should be sensitively placed; all standards should be downlighters to prevent light pollution and low-level lighting for parking areas and paths used wherever possible (Burton in Kendal Parish Council)
<p>INFRASTRUCTURE including developer contributions break down by infrastructure type.</p>	<p><u>General:</u></p> <ul style="list-style-type: none"> Services in the village are inadequate (Duffy) The local pub would cope as no-one locally goes in (Gibson) Local service shops (Hummer) Provision of indoor sports facilities and an evaluation of the Boon Town play area to consider more creative use of the space for children's recreation / education / arts activity – and consideration of why it is under-utilised; my grandchildren love it and the view from the site is wonderful (Plowright) 	<ul style="list-style-type: none"> Electricity, gas and water supply are available; capacity not yet investigated but a full utilities investigation can readily be obtained (NWA Architectural) <p><u>Education:</u></p> <ul style="list-style-type: none"> The development of the Green Dragons Farm, Burton in Kendal site would yield approximately 30 children of school age (17 primary and 13 secondary). Current data on the schools in the

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	<ul style="list-style-type: none"> Insufficient infrastructure in village – e.g. primary school full, existing public transport ends at 7.30pm, playground reduced in size (less capacity), pavements narrow or non-existent (risk of accidents for pedestrians), used as alternative route when M6 is closed (Baille) <p><u>Water supply:</u></p> <ul style="list-style-type: none"> We suffer from very poor mains water pressure now in Mowbray Drive; will building more houses make this worse? (Gibson) <p><u>Education:</u></p> <ul style="list-style-type: none"> Can the local school absorb a potentially large increase in pupils (Gibson) Notes concern regarding secondary school provision – QES is 6 miles away and students travel on contract buses. However, Dallam School is about 4 miles away and served by hourly 555 Stagecoach bus service; 3 miles to south is Carnforth High School and 10 miles to the many Lancaster and Kendal schools, all accessed by 555; thus does not consider re secondary school capacity to be a concern (Fawcett) 	<p>areas indicate that there would be sufficient school places available to accommodate the primary aged children but there would not be enough places to accommodate all of the secondary aged pupils, at Kirkby Lonsdale Queen Elizabeth School. These figures can be subject to change and a full assessment of the area will be undertaken once a detailed planning application is submitted. (Cumbria County Council)</p>
FLOODING / DRAINAGE	<ul style="list-style-type: none"> Concerns re flooding, sewage & drains (flood plain) (Duffy) Adequate drainage is a priority due to recent changes in weather (Gibson) Can the present sewage system cope? (Gibson) Surface water drainage not mentioned and is of vital importance in Burton: <ol style="list-style-type: none"> Main Street is built on Spring Line of Fells to the east of village and in times of high rainfall springs appear and make considerable contribution to surface water; 	<ul style="list-style-type: none"> Public sewer crossing site will have at least a 6m wide restrictive covenant preventing development on or near the pipe; this will be a significant factor in site layout and will neutralise a long area down the centre of the site (NWA Architectural) No known flooding issues relating to the site (NWA Architectural) Burton experiences frequent flooding due to aged, poor and unmaintained surface water drains. As much surface water as possible should be drained within the site through SUDS. All roads and

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	<p>2. Burton does not have modern surface water drainage system but relies on variety of stone drains, field drains, soakaways and drainage channels – some localised modern enhancements made, but no comprehensive scheme ever implemented. Overwhelmed during high rainfall, surface water seeks out its traditional above ground flow paths and parts of village threatened with flooding; the above ground surface water then finds its way into foul sewer which is overwhelmed also and becomes environmental issue as sewage appears on surface;</p> <p>3. The 1930s drainage map of village shows the current foul sewer (very much as it is today) with very little positive surface drainage. What surface drainage that is shown is led in to the foul sewer, the practice of which is now prohibited under building control;</p> <p>4. Surface water drains down to the Tannery where it then passes through a culvert out onto the moss to the west of the village; considerable proportion of surface water from the village flows to the Tannery via the bottom of Neddy Hill and this is where the risk of flooding is highest (Jones)</p> <ul style="list-style-type: none"> • Effect of proposed development: <ol style="list-style-type: none"> 1. Proposed new site will need surface drainage from its roads, roofs, driveways and other covered areas and even if a SUD scheme is implemented it is highly unlikely to be able to cope with the runoff surface water in times of high rainfall; 2. Development is in small valley to west of village which continues north to the bottom of Neddy Hill; 3. Drainage from proposed development will also be towards bottom of Neddy Hill 	<p>hardstanding should be permeable. Run-off into the development from surrounding farmland should be taken into account. (Burton in Kendal Parish Council)</p> <ul style="list-style-type: none"> • Emphasises that Burton has serious problems with drainage issues and flooding in even moderate periods of rainfall (Burton in Kendal Parish Council) • Acknowledges preference for SUDS based system, but emphasises that extent of technical information at this stage is limited – suggests amending Appendix 3 wording (p. 5) to allow for SUDS treatments ‘<i>where possible</i>’ (Lea Hough) • Requests additional text within Section 9 (Appendix 3) relating to the need to consider options for the disposal of surface water, in line with the surface water hierarchy. ‘<i>Development must drain on a separate sewerage system, with only foul drainage connected into the foul sewerage network</i>’ (United Utilities) • May be necessary to coordinate any infrastructure improvements with the delivery of development. In accordance with paragraphs 156 and 162 of the NPPF, recommends final Development Brief incorporates the following detail, in relation to infrastructure provision: “<i>Once more details are known, for example the approach to surface water management and proposed connection points to the foul sewer network, it may be necessary to coordinate the delivery of development with timing for the delivery of any infrastructure improvements.</i>” (United Utilities) • Developers should, where viable, consider the use of permeable paving and cycleways, increased landscaping and a reduction in the use of

Topic Area	Member of public comments	Organisation comments
	<p>It must be condition of new development that surface drainage be improved from the northern edge of the development through to Tannery; this would benefit whole village and lay basis for improving drainage from Main Street as well as situation at bottom of Neddy Hill (Jones)</p> <ul style="list-style-type: none"> • Serious worries about flooding; apparent that field will need significant raising of existing levels to create workable platform for construction; this will move flood water (photos submitted) to a wider area including neighbouring properties that at the moment are at a height significantly above the level of the field; field currently takes all surface water from Main Street (another flooding issue); will create larger flood plain involving proposed and surrounding properties; field needs to be used to hold flood water; asks for assurances that flood water can be adequately disposed or / relocated and that cost is known to developer (Green) • Site is known area that floods; how will this be managed; how will village be protected? Drains already at capacity and cannot clear rain water; how will their use be strengthened to ensure current residents are not disadvantaged or their properties put at risk of flooding (Baille) • Protect existing trees and hedgerows to promote better drainage and support flood reduction (Baille) • Known issue of surface water flooding; sustainable drainage very important. An extensive and integrated system of SUDs features such as ponds and basins, wetland areas, filter strips and bioretention areas should all be used to slow the flow of water over the site and filter out sediments; houses should be designed with 	<p>hardstanding as a means to reduce surface water run-off rates. United Utilities would expect greenfield run-off rates to be maintained. Also encourages use of SUDs as part of the proposals for this site as a means to mitigate flooding. Notes and supports the comments raised by SLDC Environment Protection on this matter. Should sites be developed by more than one house builder it may impact on the delivery of a holistic and sustainable drainage strategy across the entire site. Prior to the determination of any planning application(s), the Council should seek to finalise a suitable drainage strategy for the whole site. (United Utilities)</p> <ul style="list-style-type: none"> • Surface water should be discharged in the following order of priority: <ul style="list-style-type: none"> - An adequate soakaway or some other form of infiltration system. - An attenuated discharge to watercourse. - An attenuated discharge to public surface water sewer. - An attenuated discharge to public combined sewer. <p>Applicants wishing to discharge to the public sewer will need to submit clear evidence demonstrating why alternative options are not available. Approved development proposals will be expected to be supplemented by appropriate maintenance and management regimes for surface water drainage schemes. On larger sites it may be necessary to ensure the drainage proposals are part of a wider holistic strategy which coordinates the approach to drainage between phases, between developers, and over a number of years</p>

Topic Area	Member of public comments	Organisation comments
	<p>features such as rainwater harvesting and green roofs to control water at source (Jones)</p> <ul style="list-style-type: none"> • Drainage one of most important issues for site; village has numerous problems with surface water and foul sewers and road drains discharging; must ensure that at very least existing problems are not exacerbated and preferably that proposals include improvements to capacity of existing systems (Evans) 	<p>of construction. On greenfield sites, applicants will be expected to demonstrate that the current natural discharge solution from a site is at least mimicked. The treatment and processing of surface water is not a sustainable solution. Surface water should be managed at source and not transferred. Every option should be investigated before discharging surface water into a public sewerage network. A discharge to groundwater or watercourse may require the consent of the Environment Agency. New development should manage surface water run-off in a sustainable and appropriate way. Developers should look at ways to incorporate an element of betterment within their proposals. This approach is in accordance with paragraph 103 of the NPPF. (United Utilities)</p> <ul style="list-style-type: none"> • The northern part of the proposed development site suffers from surface water flooding photographic evidence as provided by a respondent to the Issues and Options Consultation. (Cumbria County Council) • Please note the site is not within flood zone 2 or 3. (Cumbria County Council) • The County Council would welcome early discussions with developers to investigate improvements to alleviate surface water issues both within the proposed site and the local highway network. (Cumbria County Council) • Taking into account the historic surface water flooding issues the developable area of the site in relation to the lower part of the northern field is likely to be constrained. This part of the site is most

Topic Area	Member of public comments	Organisation comments
		<p>likely to be required to perform a surface water drainage management function. The outcome of a flood risk assessment and strategy will be used to determine the extent to which this part of the site will need to perform such a function. Consideration should be given to the use of this part of the site for open space / biodiversity habitat purposes as well. (Cumbria County Council)</p> <ul style="list-style-type: none"> • Therefore any drainage design for the development will be restricted to: <ul style="list-style-type: none"> ○ The peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event. ○ The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur on any part of the site for a 1 in 30 year rainfall event ○ The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur during a 1 in 100 year rainfall event in any part of: a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation ○ The design of the site must ensure that so far as is reasonably practicable, flows resulting from rainfall in excess of a 1 in 100 year rainfall

Topic Area	Member of public comments	Organisation comments
		<p>event are managed in exceedance routes that minimise the risks to people and property.</p> <ul style="list-style-type: none"> ○ For green field development, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event should never exceed the green field runoff volume for the same event to safeguard against negative impact outside the development boundary to people and property. ○ The surface water system in which it is proposed to discharge must be investigated to ensure it is capable of receiving existing flows plus the proposed discharge from the development with remedial action undertaken by the developer if required. (Cumbria County Council) <ul style="list-style-type: none"> ● The development land appears to suffer from surface water flooding and this was evident during the walk on the lower parts of the site. (Cumbria County Council) ● We are particularly keen to see the following at pre application stage. <ul style="list-style-type: none"> ○ Flood Risk Assessment Statement (Checklist) ○ Drainage Strategy/Statement & Sketch layout plan (Checklist) (Cumbria County Council) ● The following Sustainable drainage techniques would be welcomed in this development for disposal of roof water and surface water from roads. <ul style="list-style-type: none"> ○ Permeable paving

Topic Area	Member of public comments	Organisation comments
		<ul style="list-style-type: none"> ○ Individual soakaways for roof water ○ Swales within green corridors within and on the outside of the development ○ transmitting water to ground (Cumbria County Council) • To ensure any scheme developed has consideration to future maintenance the developer should state by whether a management company for green areas and drainage are to be employed, requiring the need for a maintenance manual or if an agreement (sec104) is to be agreed with UU. (Cumbria County Council) •
GROUND CONDITIONS, CONTAMINATION		<ul style="list-style-type: none"> • Full contamination survey will be required at future application stage to assess impact of existing agricultural activity (slurry tower, silage clamp etc) as well as electricity transformer (NWA Agricultural)
ARCHAEOLOGY		<ul style="list-style-type: none"> • Site is located within remnants of narrow strip field systems the boundaries of which have their origins in the medieval period; remain of ridge and furrow survive on site; immediately to rear of properties that lined the street front of medieval village. Archaeological work has not been carried out to date in Burton, but evidence from similar villages where investigations undertaken show rear of properties can contain buried medieval remains of activity that took place in the back-plots such as domestic industry, rubbish disposal and agriculture. Recommends that desk based assessment and evaluation in form of geophysical survey should be undertaken to provide additional

Topic Area	Member of public comments	Organisation comments
		<p>information at planning application stage to inform judgement as to whether planning consent will need to include provisions for recording / preservation of assets in situ (Historic Environment Officer, CCC)</p>
<p>HISTORIC ENVIRONMENT</p>	<ul style="list-style-type: none"> • Visually the frontage onto Main Street needs to be in keeping with the adjacent properties, not least Hordley House and Mansion House, so as not to detract from these important buildings (Toubkin) • Development is too large for medieval village to sustain (Duffy) • Value eclectic mix of 17th, 18th, 19th century limestone buildings; considers that so far development managed sensitively on relatively small scale – this development particularly large and problematic in its siting (Plowright) • Popular local walk from east side of The Square to Dalton Lane – views back to west of boundary of village relatively unchanged for two centuries (at least within Conservation Area); if housing on ridge beyond outline of roofs, a historic and iconic view will be gone for ever – on western flank of site housing should be single storey or positioned so that it doesn't impact on this view (Plowright) 	<ul style="list-style-type: none"> • Acknowledges part of site (existing farm group) within Conservation Area and general proximity of Conservation Area and listed buildings; suggests that demolition of buildings to rear of Mansion House could be demolished – this would open up the area behind Mansion House to improve the setting of this listed building and permit a new pedestrian footpath link through the site to/from Main Street as well as providing garden area, parking / turning area (NWA Architectural) • Discusses elements of the traditional farm group and considers options for retention / conversion of the traditional buildings whilst enhancing pedestrian / vehicular access opportunities and respecting amenity of neighbouring uses (NWA Architectural) • Traditional farm buildings need to be surveyed and assessed for suitability for conversion (Burton in Kendal Parish Council) • Considers that there should be recognition in the Appendix 3 document that sensitive areas adjacent to development can be addressed in a variety of ways and schemes are often more successful when important elements are recognised, but replication and repetition of the existing stock is avoided; although considers unlikely to be appropriate for specific approach to be replicated on a wider scale, cites example of contemporary appearance of dwelling to rear of the Creamery,

Topic Area	Member of public comments	Organisation comments
		<p>using a palette of materials not common in Burton (Lea Hough)</p>
PHASING		<ul style="list-style-type: none"> • Site could be developed in 5 distinct phases – southern entry section; central spine road section; Green Dragon traditional buildings and adjacent plots; northern section and industrial section (NWA Architectural)
VIABILITY		<ul style="list-style-type: none"> • Deliverability and desirability of employment use should be considered in wider context of ensuring viability of allocation (NWA Architectural) • Proposed relocation of the farming enterprise raises issue of financial viability; excessive constraints, demands and social gain will damage the future farm viability and put pressure on site viability (NWA Architectural) • 35% affordable housing subject to viability (NWA Architectural) • Considers that Burton is fairly well catered for in terms of village open space and amenity and that it may be unnecessary to put pressure on the viability and deliverability of this scheme to burden it with excessive or unrelated green spaces (NWA Architectural) • Emphasises that due consideration should be given to viability taking account of Green Dragon Farm, ownership structure and current/future operations alongside other elements of the Development Brief (Lea Hough)
IMPLEMENTATION		

Category B

Other issues raised –

- Did not realise that the development includes the demolition of the Green Dragon Farm buildings, incorporating the land into the new development (Toubkin);
- In 2011 there was 626 households – 741 men & 756 women – this development would increase the size of Burton in Kendal by 14.6% (Duffy)
- Was born in Burton in 1954, lived and worked locally all life; 3 grown up children, none of which can afford a house in Burton, where they would like to live and bring up their families – they have had to move out of the area (Gibson)
- Several buildings on Main Street that are in state close to dereliction – e.g. Royal Hotel; improvements within the village should occur in tandem with the development of the new site, otherwise risk having an ‘Estate’ of new buildings attached to a struggling dilapidated Main Street (Plowright)
- Vision: that it shouldn’t be there (Baille)
- No requirement for employment options as there is an industrial site in Holme and business parks at the north end of the village that are utilised for this purpose (Baille)
- Key issue missed is the negative feeling of people in this part of the village towards any development of this site (Jones)
- No development of greenfield sites should take place whilst there are a multitude of brownfield sites that could be utilised for housing and employment; values natural environment and open countryside – development of greenfield sites is damaging to the environment, destructive to precious habitats and wildlife and leaves us a species and community poorer (Jones)
- Value rural feel of southern end of village; adding housing will destroy that feeling. Already housing estates that have destroyed that; why ruin more parts of the village, just because land became available in this area? (Jones)
- Opposes development; if village expansion a top priority, areas close to more recently built estates should be considered, rather than building next to oldest part of village (itself a conservation area) just because land became available (Jones)

Category C

GENERAL COMMENTS NON - SITE SPECIFIC – PROPOSALS DOCUMENT

Topic Area	Member of public comments	Organisation comments
Purpose/Whole Concept		<ul style="list-style-type: none"> • No comments to make at this stage (Historic England) • No strategic cross boundary issues; at this stage no comments to make (North Yorkshire County Council) • No comments (National Grid)

Topic Area	Member of public comments	Organisation comments
		<ul style="list-style-type: none"> • General comments on role of organisation, no site specific comments in relation to development brief. (Marine Management Organisation) • No comment (Canal & River Trust) • From a mining perspective, no comments to make (Network Rail) • No representations to make as site does not appear to encroach on the consultation zones of major hazard establishments (MAHPs) (HSE)
Engagement and consultation stages		<ul style="list-style-type: none"> • Suggest Parish Council, Burton News, Residents (roadshows and displays), Cumbria Highways (ref long term plans for Burton Main Street – affects design for both access to Main Street and on drainage), agencies (e.g. Age Concern re housing for elderly/ sheltered accommodation), registered Social Landlords (need for rented/shared ownership in affordable allocation?), local schools and businesses, transport providers (hourly 555 bus service – is there need / possibility of smaller community transport buses? – to station, hospital, etc) (Burton in Kendal Parish Council)

Category D

Appendix 3 Site Information sheets – general

Topic Issue	Member of public comments	Organisation comments
Crime Prevention	<ul style="list-style-type: none"> Appendix 3 appears detailed and thorough as far as it can be at this stage (Plowright) 	<ul style="list-style-type: none"> Notes comments in Appendix 3 (p5) – seeks Council support in requiring prospective developers to consult with the Force Crime Prevention Design Advisor pre application stage & encourage the developer to achieve Secured by Design accreditation for the site. This initiative addresses design (layout, access and permeability elements) and unobtrusive physical security measures for buildings (Cumbria Constabulary and obo Police & Crime Commissioner)
Open Space		<ul style="list-style-type: none"> Regarding requirements for sports facilities; Para 73 of NPPF requires up-to-date assessment of need; comments that SLDC does not have up-to-date assessment and instead uses out of date Open Space Study (accessibility standards) and 2008 Fields in Trust guidance (quantitative element). FIT standards do not take account of local circumstances; refers to PPG providing links to Sport England’s guidance on Playing Pitch Assessments & Indoor/Outdoor Sports Assessments that should be used to help Local Authorities undertake robust assessments ... to assess existing and future demand and supply & additional demand from housing growth – this can inform planning applications, policies and developer contributions, plus funding applications.

		<p>Guidance advocates partnership approach to preparing Assessments of Need for sport.</p> <p>Sport England has recently revised its Active Design guidance and would wish to see these principles incorporated into the Development Briefs.</p> <p>Being active should be an intrinsic part of everyone's daily life – design of where we live and work plays a vital role; good design should contribute positively; refers to Active Design Guidance that sets out 10 Principles of Active Design – an innovative set of guidelines to get more people moving through suitable design and layout (Sport England)</p>
References		<ul style="list-style-type: none"> Should be noted that Parish Plan is dated 2013 – references to its content are now 13 years out of date (Burton in Kendal Parish Council)
Land Allocation Requirements		<ul style="list-style-type: none"> Parish Council would like an input into the Transport Assessment and how the data is used (Burton in Kendal Parish Council)

Category E

Appendix 3 Site Information sheets – Site Specific comments:

Topic Issue	Member of public comments	Organisation comments
Open Space		<ul style="list-style-type: none"> Has been demand for allotments in the past but Parish Council do not own any land; past demand

		should be explored, current demand assessed and considered (Burton in Kendal Parish Council)
Community Facilities		<ul style="list-style-type: none"> • Should proximity of Further Education sites be considered? (should be consideration for transport assessment) (Burton in Kendal Parish Council) • Shopping facilities – information is out of date; only one public house and hairdressing salon no longer exists (Burton in Kendal Parish Council) • Notes no mention of existing Business Hubs at Dalton Hall and Clawthorpe Hall, plus well-used Childcare Centre (Spotted Dog at Clawthorpe); Parish Council has carried out feasibility study concluding that it is possible to construct a footpath from Burton, northwards to Clawthorpe. This was forwarded to CCC but to date no response – Parish Council keen to see footpath realised (Burton in Kendal Parish Council)
Infrastructure Services		<ul style="list-style-type: none"> • Broadband service is available but poor; no up-to-date information available (Burton in Kendal Parish Council)
Known Constraints		<ul style="list-style-type: none"> • Surface water flooding: information not up-to-date; Burton suffers significant surface water flooding (Burton in Kendal Parish Council)
Housing Considerations		<ul style="list-style-type: none"> • Affordable Housing: Local Connection list includes settlements in South Westmorland LAP but does not include cross-border connections. Burton very close to Lancashire border – parishes of Yealand Conyers and Redmayne identified as ‘Key Local Stakeholders’, but people there don’t fall within ‘Local Connection’ definition – this should be addressed (Burton in Kendal Parish Council)

Category F

Drop in Event comments. All responses submitted at the drop in event (29 June 2016)

- Compensation for local home owners, whose houses will lose significant value?
- Noise pollution will increase!
- Whatever happens – this is a medieval village street – narrow and congested. Planners need to make sure they have walked the narrow pavements with adverse camber;
- Increased traffic – narrow or non-existent pavements = higher risk to children walking in village;
- Light pollution will increase;
- There appears to be no plans or proposals regarding: 1. Sewage facilities. 2. Provision of school places;
- Is one playground sufficient for an increase in population?
- Visual impact, (what the house will look like);
- Traffic & Transport – Enforcement of speed limits with increased traffic volume. Pedestrian links to site. Contribution to local services / amenities;
- Impact on local residents during construction;
- Security arrangements during construction (safety?);
- Use of suitable materials for elevation treatments;
- Accessibility onto Main Road is an issue;
- Parking particularly on Main Road opposite the School and Village Hall;
- Mix of houses especially affordable houses and houses to Govt. spec for disabled people;
- Flood risk needs careful attention;
- School Capacity;
- Other infrastructure – drains, main road capacity, safe pedestrian access along Main St.;
- Other impacts of 300 new people on shop, deliveries etc.;
- Environmental impact – hedgerows, biodiversity;
- Type of business envisaged – workshops, offices;
- Increase of traffic along A6070 through village causing difficulty to people living in village accessing road – junctions are blind!
- Lack of public transport in village;

- Green spaces must be considered, any development will cause pollution – trees must be planted to absorb CO2;
- Safe play areas for kids from any houses built – without having to cross the main road!
- Footpaths required!
- Some examples of developments where SLDC got it right (to be encouraged) and wrong (avoid);
- Tarn Lane access – this lane is busy now! Any footpaths proposed?
- Incorporate public parking to help alleviate issues in village;
- Increased flooding down onto Main St.;
- View / Appearance of houses – impact on value of existing property – especially on the main road below the development;
- Already too much fast moving traffic through village,
- Village school already full?
- Risk of losing ‘Lakeland Village Charm’ – which visitors & tourists come to enjoy as well as local people & restaurants;
- Don’t think we need any more business units in the village;
- The access routes need to be carefully considered for safety & residents privacy;
- Wildlife & conservation issues – appropriate agencies to come and monitor closely (bats/birds etc.) They need a voice too!
- Noise, safety, traffic, drainage/floods;
- *Need bungalows for elderly and disabled*
- Parking stress;
- Morning + Afternoon school parking – dangerous already;
- Barton Row houses will be overlooked into houses + gardens;
- Concerned about the look of a modern development compared to the historical appearance of our village;
- Also trees / hedgerows should not be removed, in fact more should be required to be planted. They would also help with reducing the impact the development has on the properties it will overlook;
- House martins / swallows & house sparrows all nest within the existing farm buildings – as threatened species they should not be compromised by its development;
- Essential that drainage / flood risks are risk assessed & the appropriate measures taken to ensure that current properties & village roads cannot be flooded. Residents already take precautions but our homes should not be compromised by the development;

- Additional traffic & parking needs to be considered. Roads are already not wide enough to cope with the current levels of traffic. Pavements are poor and this is a major H&S risk! The junction is already a blind turn / bend. Village struggles / already compromised when M6 is closed!
- The size of the village school has rapidly grown over the years. It has already been extended – is there really the capacity to build further classrooms / fund additional staff?
- Current houses for sale are already not selling. The area is too expensive for most;
- This development will significantly shift the centre of the village southwards but the link through the centre to the north is very restricted + there is no scope for widening the road or adding proper footways;
- A6070 - Main street already emergency use when motorway closed;
- Traffic – road width! Less than 2 car width. Buses and lorries already mount pavements – pedestrian danger;
- Infrastructure of centre of the village – walking along pavements, especially with children is hazardous – add this to the speed of traffic and this issue really needs addressing;
- Parking!!!
- Move the school!
- Surface Drainage is a major issue – the northern end of the site will drain towards the tannery which is already a high risk flood area. Improved surface drainage is required BEFORE the site is developed;
- The issues on Main St where Boon Town surface water floods Barton Row, The Creamery & drains down towards the proposed development.
- Relocate the village hall and/or the school to the new site to create central village parking;
- Please could we not have paid parking?
- Major flooding already occurs in field to rear of Barton Row;
- Speeds through the village are too high – more family homes will bring in more children and more risk to their safety unless traffic slowing / calming is also introduced;
- Development should respect existing residential areas + minimize any over-looking / over-shadowing;
- Low density development with plenty of green space is much more in keeping with village life;
- Need a full assessment of the surface water drainage system of the village. There are already numerous flooding problems. The system towards the north if the site is inadequate;
- Provide enough parking in residential or business layout.

None of the maps supplied at the drop-in event were annotated, but the 'House of Ideas' designed to engage with younger participants is provided below.

House of Ideas: Interactive task to engage younger participants

Help fill the House of Ideas!

Use the stickers to show which things **YOU** think are most important for this development.

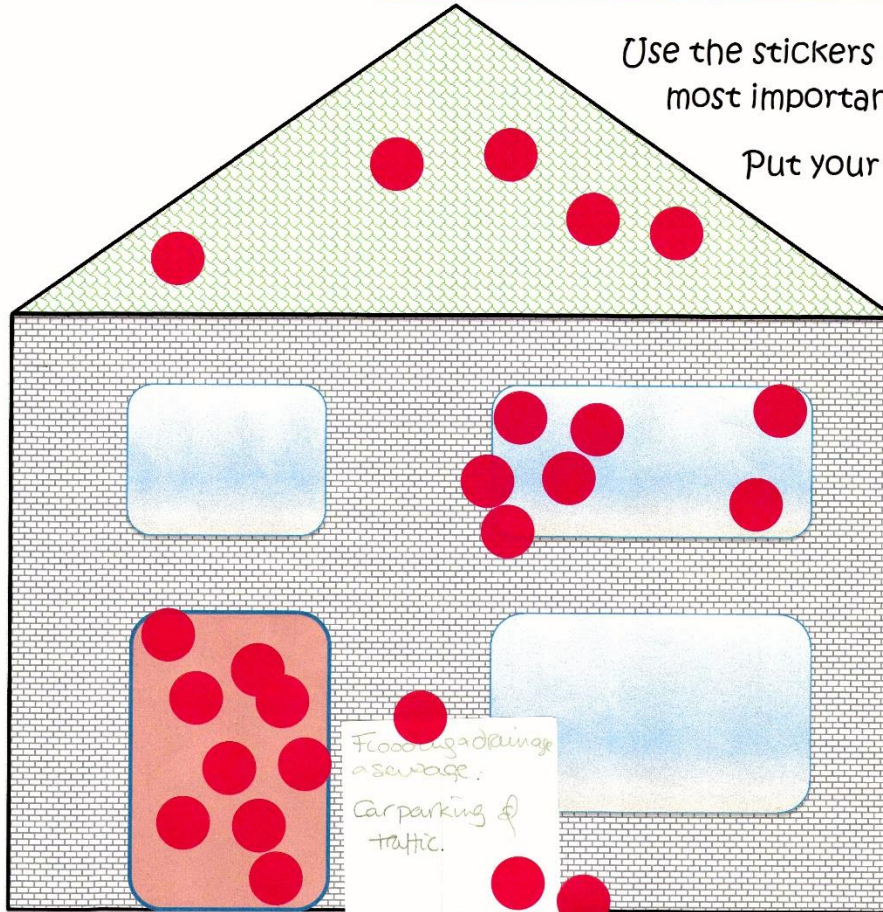
Put your sticker on the:

Roof if you think green spaces, play areas or nature areas are the most important

Door if you think footpaths, cycle ways or other transport is most important

Windows if you think the type of houses and what the buildings look like are the most important

Bricks if you think something else is more important and then use a sticky-note to tell us what it is!



APPENDIX 2: Responses received during the Consultation on the Draft Development Brief for Green Dragon Farm, Burton-in-Kendal

SUMMARY OF RESPONSES

THIS APPENDIX PROVIDES A SUMMARY OF THE RESPONSES RECEIVED DURING THE CONSULTATION ON THE DRAFT DEVELOPMENT BRIEF FOR GREEN DRAGON FARM, BURTON-IN-KENDAL.

It is broken down as follows:

Category A comments – these are comments received on matters relating to topics covered by the Draft Development Brief. It is split between members of the public and organisations. Specific comments relating to paragraph text, (suggesting changes to the text rather than comments) and the maps, are included as a separate list.

Category B comments – these are comments received on matters not covered by the Draft Development Brief, for example those that may relate to matters of whether the site in principle is acceptable for the development it is allocated for in the Local Plan.

Category C comments - Drop in Event comments – a record of all responses made at the drop in event at Burton-in-Kendal Memorial Hall on the 3rd May, 2017.

Category A comments – comments received on matters relating to topics covered by the Development Brief.

Topic Area	Member of public comments	Organisation comments
GENERAL	<ul style="list-style-type: none"> The site is going to be all about the movement of traffic and people and the existing infrastructure is not, of its nature, going to be able to handle expansion of this size and for this reason we do not believe development on this site would enhance the local community. (John and Jacqueline Box) Strongly welcome the addition of this housing development to the village. Recognise that the addition of such a large population to our numbers may seem as a threat to some of the residents. This is inevitable. In the long term this development can only serve to increase the sustainability of the village; in these days of declining village life around the country, this can only be welcomed. (Jon Taylor) 	<ul style="list-style-type: none"> No comments to make. (The National Trust, North Region). No comments to make. (Environment Agency) No comments to make. (North Yorkshire County Council) No comments to make. (Historic England – North West Office) No comments to make. (The Coal Authority) No comments to make. (Canal Trust) No comments to make. (Network Rail). No comments to make. (Health and Safety Executive) No bespoke comment to make (The Marine Management Organisation).
STATUS OF DOCUMENT AND ASSOCIATED PLANS		
ENGAGEMENT	<ul style="list-style-type: none"> The consultation event at the Memorial Hall was most valuable and provided an opportunity to discuss a number of issues with staff in attendance.(Jon Taylor) 	<ul style="list-style-type: none"> Would like to continue engagement with SLDC (In accordance with NPPF para. 162 and PPS12), as well as the status of United Utilities (UU) as a statutory consultee in the preparation of planning documents. UU is also a statutory consultee. (United Utilities). Welcome the opportunity to engage with other key stakeholders as feel strongly that landowner input and agreement to the Brief will be fundamental to it being successful and deliverable. (Lea Hough & Co on behalf of landowner). Pleased to be given the opportunity to sit in on the consultation (public drop in event) and make note

Topic Area	Member of public comments	Organisation comments
		<p>of the views expressed by Parishioners who attended. (Burton-in-Kendal Parish Council)</p> <ul style="list-style-type: none"> The drop in day presentation was well set out (Burton-in-Kendal Parish Council) and there were a good number of SLDC staff to answer questions and to help Parishioners understand the presentation. (Burton-in-Kendal Parish Council)
VISION		
ACCESSIBILITY AND MOVEMENT		
General		<ul style="list-style-type: none"> Concern about access issues. (Burton-in-Kendal Parish Council) A Travel Plan should be undertaken and alternative/additional routes be explored plus any way to alleviate or mitigate the risk be implemented. (Burton-in-Kendal Parish Council) No specific comments to make as the site does not lie near to the strategic road network (SRN) and will therefore not effect the safe running of the network. (Highways England)
Vehicle access	<ul style="list-style-type: none"> Great deal of concern has been expressed about the vehicular access from Tarn Lane; we share that concern. It is the single serious disadvantage of the current plan. Cannot see how the lane will be able to preserve its present character under the pressure of the considerable number of cars, vans and light trucks that will need to use the access point. There is mention of the possibility of creating an alternative access point directly from the A6070. We would urge this to be investigated and given serious consideration as an alternative and more appropriate access point. (Jon Taylor) 	<ul style="list-style-type: none"> Agree with the main vehicular access being taken from Tarn Lane. (Lea Hough & Co on behalf of landowner). An access from Main Street into the farmyard development should also be available to enable this area to be brought forward independently of the main body of the site. Whilst some small scale demolition may be required to deliver a safe access, the advantages of being able to create a discrete courtyard development would be significant and would help to ensure the flexible delivery of the Brief site. (Lea Hough & Co on behalf of landowner).

Topic Area	Member of public comments	Organisation comments
Pedestrian and cycle – access	<ul style="list-style-type: none"> Exit from the site on foot or by cycle would have to be concentrated at its northern end and which according to the map, exits into the most narrow section of the footpath. (John and Jacqueline Box) 	<ul style="list-style-type: none"> The landowners support the inclusion of a link from the site through to Main Street, with a view to providing easy access for future residents to the village centre by foot or cycle. (Lea Hough & Co on behalf of landowner). The access adjacent to the Mansion House is capable of accommodating a footpath link, but consideration will need to be given to the amenity of future residents of Mansion House and the potential use (and required access) of the site of the existing barns to the rear. (Lea Hough & Co on behalf of landowner). There are concerns about the deliverability of other footpath routes (for example through Jones' Yard) which are not within the control of the current landowners. The Brief should be explicit in providing that such links are aspirational and that the development of the site is not contingent upon their delivery. (Lea Hough & Co on behalf of landowner).
Existing road and pavements	<ul style="list-style-type: none"> There is only one hazardous footpath on the northbound side of Main Street which cannot cope with any extra foot traffic. (John and Jacqueline Box) 	<ul style="list-style-type: none"> Access – the road and pavements through the centre of the village are very narrow. Walking/cycling to the primary school/shops/village hall/recreation centre must be encouraged, but the route from the new development to all of the above is through this narrow area and the risk of accident is very high. (Burton-in-Kendal Parish Council)
Public Transport – access		
Materials and surfaces roads etc		
Existing rights of way		
Off Site Pedestrian Links		

Topic Area	Member of public comments	Organisation comments
Managing traffic	<ul style="list-style-type: none"> At present traffic from the south enters the 30mph limit at speeds of anything up to 50mph, so a roundabout would have to be placed on the A6070 to control passage into Tarn Lane. The increased traffic generated by the site would load the notoriously bad exit onto the A6 and the single track canal bridge. (John and Jacqueline Box) 	
Parking	<ul style="list-style-type: none"> The dwellings will generate a large increase in the number of cars which will require off road parking. (John and Jacqueline Box) 	
OPEN SPACE, LANDSCAPING AND BIODIVERSITY		
General		<ul style="list-style-type: none"> <u>Landscape</u> – the reference to the site’s ‘unique’ landscape qualities should be quantified to ensure that there is not an undue emphasis placed on the setting of the site. Feel as this would act as an undue constraint to the formation of the Brief. The allocation site is a reasonably attractive rural parcel of land, but there is no obvious justification for the landscape to be considered particularly singularly in terms of the character of the features. Much of the Countryside and landscape is similar in appearance, form and setting to the Brief site. The suggestion that the site’s landscape qualities are unique brings an unnecessary and unwarranted focus on this issue. (Lea Hough & Co. on behalf of landowner). <u>Landscape/views</u>– the impact of future development on key views into the site is recognised within the Site Assessment document and trust that some of the initial findings within that, will demonstrate (Lea Hough’s OBO landowner) preferred approach to landscape issues. (Lea Hough & Co. on behalf of landowner).

Topic Area	Member of public comments	Organisation comments
Type of open space		
Location of open space		
Amount of open space		<ul style="list-style-type: none"> Considering the relatively low housing yield from the site, the other existing constraints and the proximity of the nearby open spaces at Boon Town, the requirement for green spaces, which are intimated by the terminology 'multi-functional use green spaces' should be considered conservatively, with on-site open space to be well located within the development, but incidental to the main areas for development. (Lea Hough & Co. on behalf of landowner).
Biodiversity		
DESIGN AND LAYOUT PRINCIPLES		
General		<ul style="list-style-type: none"> The requirement for good standards of design is welcomed, however consider that to ensure that energy efficiency standards are commensurate to those set out in the extant Building Regulations, rather than any additional, more onerous standard. (Lea Hough & Co. on behalf of landowner). Welcomes the references to crime prevention and community safety: 3.7 Design and layout Framework 'Integration of Secured by Design Principles' and Appendix 1 Policy S12 of the Local Plan 2006 (Crime and Design). (Cumbria Constabulary and OBO Police and Crime Commissioner).
Materials		<ul style="list-style-type: none"> Materials and design are important, but it is considered that an appropriate palette of modern

Topic Area	Member of public comments	Organisation comments
		<p>construction materials is suitable and that it is not necessary, desirable to replicate exactly what already exists. It's acknowledged that the character of Burton should be maintained, but equally, the new development would be best viewed as a new integrated addition, rather than an attempt to copy the current housing styles. (Lea Hough & Co. on behalf of landowner).</p>
Height		
Style		
Density		<ul style="list-style-type: none"> There are two options. The Parish Council feel unable to comment on this at the moment, as the Parish need to see answers to all of the above and other points in the original draft response. The existing infrastructure in the village is not adequate to support even a very low density. (Burton-in-Kendal Parish Council)
Layout – spaces, location of development		
Renewable Energy and Sustainability		
TYPE OF DEVELOPMENT		
Housing General	<ul style="list-style-type: none"> The chosen housing site will tend to favour occupation from North Lancashire, rather than South Lakes and will provide little economic advantage to our County. (John and Jacqueline Box) There appears to be an emphasis on providing good quality attractive housing which is admirable but how does it equate with low cost property? (John and Jacqueline Box) 	<ul style="list-style-type: none"> Market housing will be brought forward by a developer in such a way as to ensure saleability and therefore will essentially be planned to cater for the demands of the market. The requirement for the housing on site to meet 'local housing needs' would, in Lea Hough's opinion, benefit from clarification to ensure that the future housing on the site is not duly restricted to a very 'local' need. (Lea Hough & Co. on behalf of landowner).

Topic Area	Member of public comments	Organisation comments
Quality of Housing build and room sizes	<ul style="list-style-type: none"> Concern about the quality of new housing – the actual buildings and the size of the rooms. Concern that no longer have the Parker Morris Standards. What control or influence does the Council have on these matters? When a potential developer submits an application, do such issues arise in the Council's consideration of the application and in the report and recommendations to Planning Committee? (Jon Taylor) 	
Housing Mix		<ul style="list-style-type: none"> Housing mix should be broadly directed by the Brief, but it is important to ensure that this is not overly restrictive. It should be essentially be market led, to make sure that the site is deliverable. (Lea Hough & Co. on behalf of landowner). There is a need for both affordable housing (mixed) and for elderly persons housing. We need an up to date Housing Need Survey included in any application to support the mix being offered. The right to make future planning applications to remove the affordable element must be removed. This has happened on recent planning permissions in the village on applications that the Parish Council has supported, because of the affordable element. (Burton-in- Kendal Parish Council)
Housing Type		<ul style="list-style-type: none"> Housing types should be broadly directed by the Brief, but it is important to ensure that this is not overly restrictive. It should be essentially be market led, to make sure that the site is deliverable. (Lea Hough & Co. on behalf of landowner).
Affordable Housing		
Extra Care Housing		
Employment	<u>Employment Land:</u>	<u>Employment Land:</u>

Topic Area	Member of public comments	Organisation comments
	<ul style="list-style-type: none"> • Option 'B' location would be the preferred location for employment use, but small businesses tend to expand and there is no provision for this. (John and Jacqueline Box) • Our concern is with the possibility of attracting office construction. Already have in the immediate area two office spaces that have attracted no takers in the last 4 years.(Jon Taylor) • What evidence does the Council have that leads it to believe that new office accommodation will attract new custom? (Jon Taylor) • Understanding is that the policy of SLDC is such that housing developments must have an industrial sector; that it is not discretionary. Ask if it would not be possible to seek a dispensation from this requirement in the case of this particular development. If the Council is unwilling to create a precedent, then such a dispensation could make it clear that it does not create a precedent and that similar requests in the future would have to be considered on their merits. Such situations are commonplace in local authority regulations. (Jon Taylor) 	<ul style="list-style-type: none"> • Two potential locations for employment development are shown within the Brief. The landowners would concur that the proposed areas are likely to be the most suitable for any future employment use on the site. (Lea Hough & Co. on behalf of landowner). • There remains a lack of obvious need or outstanding requirement for such employment land in the local area. Any use of the site would need to be compatible with the residential development and this inherently restricts potential occupiers. In addition to the relatively limited local population and the distance to the motorway network, it is unlikely that suitable, viable employment uses will be found for the site and feel that it would be appropriate for the local authority to ensure that there is flexibility within the Brief to deal with such circumstances if they arise. (Lea Hough & Co. on behalf of landowner). • There is not a need for employment sites in the village and we do not see the mix of housing and B1 and B2 development mixing. We understand that the inclusion is planning policy, however, no mention is made of the two existing business parks in the village, neither of which are never fully occupied. We need strong evidence to show need. (Burton-in- Kendal Parish Council)
AMENITY ISSUES		
Residential amenity	<ul style="list-style-type: none"> • From the velux window on the second floor of the house, it will be possible to see a substantial section of the proposed new housing development. Concern as the window is often in use and the view will change substantially. The fact that the houses will be quite high in the landscape is worrying. We fear being overlooked albeit from a short distance. No tree planting will help this 	

Topic Area	Member of public comments	Organisation comments
	<p><u>Water supply:</u></p> <p><u>Education:</u></p> <ul style="list-style-type: none"> The school is fully occupied and already causes a traffic hazard at opening and closing times. (John and Jacqueline Box) <p><u>Health:</u></p> <ul style="list-style-type: none"> There is no longer a surgery visit in Burton. (John and Jacqueline Box) 	<ul style="list-style-type: none"> Major concern of the Parish. Concerned about drainage. Burton continually suffers with an inadequate and badly maintained foul drainage.(Burton-in-Kendal Parish Council) <p><u>Water supply:</u></p> <p><u>Education:</u></p> <p><u>Health:</u></p>
COMMUNITY FACILITIES	<p><u>Village shops:</u></p> <ul style="list-style-type: none"> An increase in the population would be good news for the village stores and butcher. (John and Jacqueline Box) 	
FLOODING / DRAINAGE		
Surface water drainage/flooding and Sustainable Urban Drainage Systems (SUDS).	<p><u>Surface Water Drainage/flooding:</u></p> <ul style="list-style-type: none"> The land behind Green Dragon Farm is prone to flooding in the area shown for employment use. Where can drainage for surface water be provided. (John and Jacqueline Box) 	<p><u>Surface Water Drainage/flooding:</u></p> <ul style="list-style-type: none"> It should be noted that within Paragraph 3.11.6, the suggestion of swales within the green corridors may not be acceptable if they are located on top of United Utilities' infrastructure. This should be confirmed with Developer Services prior to any planning application as this could impact on proposed layouts (United Utilities). See also comments from United Utilities, (below this table); <u>specific comments in relation to</u> sections/paragraphs of the Brief and suggested text changes.

Topic Area	Member of public comments	Organisation comments
		<ul style="list-style-type: none"> Major concern of the Parish. Concerned about flooding and drainage. Burton continually suffers with an inadequate and badly maintained drainage system for surface water. (Burton-in-Kendal Parish Council) The Green Dragon site floods and the Parish is very concerned that any development will add to problems, increasing the flooding in the village. (Burton-in-Kendal Parish Council)
GROUND CONDITIONS, CONTAMINATION		
ARCHAEOLOGY		<ul style="list-style-type: none"> Agree with the outlined methodology for dealing with archaeological assets as described in paragraph 3.6.8 of the draft Brief. (Historic Environment Officer, Cumbria County Council)
HISTORIC ENVIRONMENT		
PHASING		<ul style="list-style-type: none"> Phasing (Paragraph 4.2.1). United Utilities note that the site is currently in one ownership (para. 2.3.1), however, the document highlights the need for a holistic approach to the delivery of the site as a whole. United Utilities are aware of the challenge that is often presented by fragmented ownership. Whilst masterplans often aspire to secure the delivery of development in a coordinated and holistic manner, this is often a major challenge in practice. The Draft Brief suggests that one planning application should be submitted. United Utilities recommends that any application includes details for an overall drainage scheme for both foul and surface water to be considered and accepted prior to the

Topic Area	Member of public comments	Organisation comments
		determination of any planning application. (United Utilities).
VIABILITY		<ul style="list-style-type: none"> It is important to note that the site is a going concern and as such the landowners will be keen to ensure that issues of financial viability and therefore deliverability are considered through the Brief. Specific issues relating to Green Dragon Farm, the ownership structure and the current (and future) farming operations should be considered alongside the other elements of the Brief as currently set out. (Lea Hough & Co. on behalf of landowner).
IMPLEMENTATION AND DELIVERY		<ul style="list-style-type: none"> Recommend that the Council consider forming a legal agreement with potential developers to give certainty to all should the site be split and separate planning applications subsequently follow, (United Utilities).

Specific comments in relation to sections/paragraphs, (suggesting changes to the text rather than comments) and maps in the Draft Brief:

Suggested changes to text in Draft Brief (pages referred to in Draft)

- Paragraph 2.16 Utilities – note the text that ‘it is considered that development is feasible in terms of wastewater capacity at Holme Treatment Works, subject to a process survey’. In order to provide more clarity on whose responsibility it would be to confirm the capacity of the treatment works, it is suggested that the wording is amended slightly to read ‘It is considered that development is feasible in terms of wastewater capacity at Holme Treatment Works, subject to confirmation from United Utilities’, (United Utilities).
- Utilities/Foul Sewer - Paragraphs 2.16, 4.4.3 - The indicative plan shows areas of open space/green space (marked A and C) within the northern parcel, which covers the route of the existing sewer. However, this is not reflected and continued within the southern parcel, the existing sewer runs through Parcel 5 (Option A) or Parcel 1 (Option B). The plan should make reference for the need for an easement in the southern section so future developers are aware of this constraint, or at least a reference to the sewer and the need to discuss whether a diversion is possible and associated costs with United Utilities’ Developer Services. This amendment applies to all relevant references within the document, (United Utilities).

- Paragraph 3.11.3 Surface Water Drainage – The following additional text should be inserted at the end of Paragraph 3.11.3; ‘In cases where a developer still proposes to dispose of surface water via a combined sewer, robust evidence will be required to be submitted as part of any planning application to demonstrate that there are no alternative methods available, (United Utilities).
- Phasing (Paragraph 4.2.1) - United Utilities note that the site is currently in one ownership (para. 2.3.1), however, the document highlights the need for a holistic approach to the delivery of the site as a whole. United Utilities are aware of the challenge that is often presented by fragmented ownership. Whilst masterplans often aspire to secure the delivery of development in a coordinated and holistic manner, this is often a major challenge in practice. The Draft Brief suggests that one planning application should be submitted. United Utilities recommends that any application includes details for an overall drainage scheme for both foul and surface water to be considered and accepted prior to the determination of any planning application. This should be incorporated within the Brief text, (United Utilities).
- Green Infrastructure Framework (Parcels A and C) – the bullet points make reference to new landscape planting, areas that fall within close proximity to United Utilities (UU) infrastructure should use approved species, in line with the UU guidance document ‘Standard Conditions for Works Adjacent to Pipelines’. This amendment applies to all relevant references within the Brief, (United Utilities).
- Green Infrastructure Framework – Development of certain SuDs features may not be considered acceptable on top of UU infrastructure. Discussions should be held with UU Developer Services to confirm UU position. Within the Brief include the email address for UU Developer Services (wastewaterdeveloperservices@uuplc.co.uk), interested parties can use this contact email for UU’s free pre-application service to discuss all matters including drainage, SuDs and UU assets. (United Utilities)
- Green Infrastructure Framework – other areas of open space - This should include an area of open space within parcel 5 (or 1) covering the existing sewer. (United Utilities)

Suggested changes to Maps/Figures:

- Figure 11 – Indicative Land Use Proposals Map –The indicative plan shows areas of open space/green space (marked A and C) within the northern parcel, which covers the route of the existing sewer. However, this is not reflected and continued within the southern parcel, the existing sewer runs through Parcel 5 (Option A) or Parcel 1 (Option B). The plan should make reference for the need for an easement in the southern section so future developers are aware of this constraint, or at least a reference to the sewer and the need to discuss whether a diversion is possible and associated costs with United Utilities’ Developer Services. This amendment applies to all relevant references within the document, (United Utilities).

Category B

Other issues raised – None

Category C

GENERAL COMMENTS NON - SITE SPECIFIC – PROPOSALS DOCUMENT

Topic Area	Member of public comments	Organisation comments
Purpose/Whole Concept		

Topic Area	Member of public comments	Organisation comments
Engagement and consultation stages		

Category D

Appendix 3 Site Information sheets – general

Topic Issue	Member of public comments	Organisation comments
Crime Prevention		
Open Space		
References		
Land Allocation Requirements		

Category E

Appendix 3 Site Information sheets – Site Specific comments:

Topic Issue	Member of public comments	Organisation comments
Open Space		
Community Facilities		
Infrastructure Services		
Known Constraints		
Housing Considerations		

Category F

Drop in Event comments. All responses submitted at the drop in event (3rd May, 2017)

- Is there any proof / need for more employment land;
- Too many – houses / bungalows;
- Need for sheltered housing, affordable housing;

- Drainage area is very susceptible to flooding;
- Why build on greenfield sites? Why not use brownfield sites? i.e. former Royal Hotel, Mail Street, Burton could be compulsory purchased*. It's an eyesore!!!;
- Extra traffic;
- Noise;
- * Fully agree with the above;
- This is one of the best things for our village in years, as long as they do it right; it will bring young people in and life; please everyone think about it;
- Only if all the infrastructures, roads, drainage, access, pavement, school etc can cope with this or be adapted & realistically – IT CAN'T!
- The low point of the field behind Barton Row regularly floods, to a depth significantly more than the 30cm referred to in the brief. This area drains all of the highways surface water, including all that which drains off Boon Town. Councillor Bingham has been flagging up this issue for YEARS.

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