



South Lakeland Local Plan

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

Development Brief



Adopted August 2017

www.southlakeland.gov.uk

www.investinsouthlakeland.gov.uk



Contents

1.0	Introduction	1
2.0	Vision	2
3.0	Constraints and Opportunities	2
4.0	Development Brief requirements	6
	Type of Development.....	6
	Traffic and Movement.....	7
	Landscape, Open Space and Green Infrastructure Framework	10
	Ecology and Biodiversity.....	15
	Heritage.....	15
	Design and Layout Framework	16
	Other Guidance	20
5.0	Implementation and Delivery	22
	Figure 1: Constraints and Opportunities Map	4
	Figure 2: Land Use Proposals Map (Indicative).....	5
	Figure 3: Footpath Links	8
	Figure 4: Character Areas	18
	Figure 5: Site Topography	19

1.0 Introduction

- 1.1 This Development Brief provides additional guidance on the interpretation of Policy LA2.13 of the South Lakeland Local Plan – Land Allocation DPD (2013) and other relevant national and Local Plan policies. The Brief relates to a 4.13 hectare (gross) site allocated for housing with 0.75 hectares for employment development on land at Green Dragon Farm, Burton in Kendal. It was adopted by South Lakeland District Council on 30 August 2017 as a Supplementary Planning Document and forms a material consideration in determining planning applications for the site.
- 1.2 Its primary purpose is to deliver the vision for the site by:
- Providing a development framework, incorporating appropriate design standards and principles to ensure a high standard of design and sustainability;
 - Providing a framework for the delivery of traffic and movement, landscape, green infrastructure and other types of infrastructure; and
 - Setting out a framework for delivery, including planning application requirements.
- 1.3 Contextual information supporting this Brief is provided in the Green Dragon Farm, Burton-in-Kendal Development Brief supporting contextual information document August 2017. Details of the extensive public and stakeholder engagement conducted during the preparation of this Brief and the Council's response is provided in the Consultation Statement.

2.0 Vision

The development of land at Green Dragon Farm, Burton in Kendal will be a mixed-use and well integrated addition to the community that helps to meet local housing needs and brings new employment opportunities to the area; respects the area's landscape character, its proximity to the conservation area and safeguard or enhances other built heritage assets on and adjacent to the site; promotes connectivity and opportunities for safe, active travel and recreation, and generates wider benefits for the community.

The vision for the site should aspire to deliver a development that will:

- Create a well-designed and energy efficient mixed residential and employment development that helps to meet local housing needs and rural needs for employment premises in a sustainable way;
- Respond sensitively to the site's proximity to the Conservation Area and other heritage assets, respect the character of its landscape setting and integrate well with neighbouring uses with pedestrian and cycle access links to the village centre;
- Provide well-connected new multi-functional use green spaces providing benefits to people and wildlife in terms of informal recreational, amenity and biodiversity interest.

3.0 Constraints and Opportunities

3.1 In response to the site's context and characteristics, the following provides a summary of the key constraints and opportunities presented by the site, as illustrated in Figure 1 below.

Constraints

- **Heritage assets** - part of the site is within a Conservation Area; the remainder lies within close proximity of the Conservation Area boundary. There are a number of listed buildings and other buildings of architectural importance within and adjacent to the site;
- **Site topography and features** – This flat-slightly undulating site rises steeply on its western edge making it a potential sensitive receptor to development in terms of visual impact and existing residential amenity. Site contains /adjoins hedgerows and trees with biodiversity value that contribute to the landscape character of the area;
- **Sensitive edges with existing houses** – residential properties border the eastern boundary of the site with private 'divorced' gardens abutting part of the northern boundary;
- **Drainage issues** – there are known surface water flooding issues that are likely to constrain developability of the northern part of the site;
- **Electricity substation, overhead lines and 11kv cables** – there is an 11kv

electricity substation (switching station) located in the north west part of the site with both an 11kv overhead line and 11kv cables traversing part of the site.

- **Existing sewer and easement** – an existing foul sewer runs north-south across the site; an easement restricts development within a specified distance of the sewer (see section 4.34);

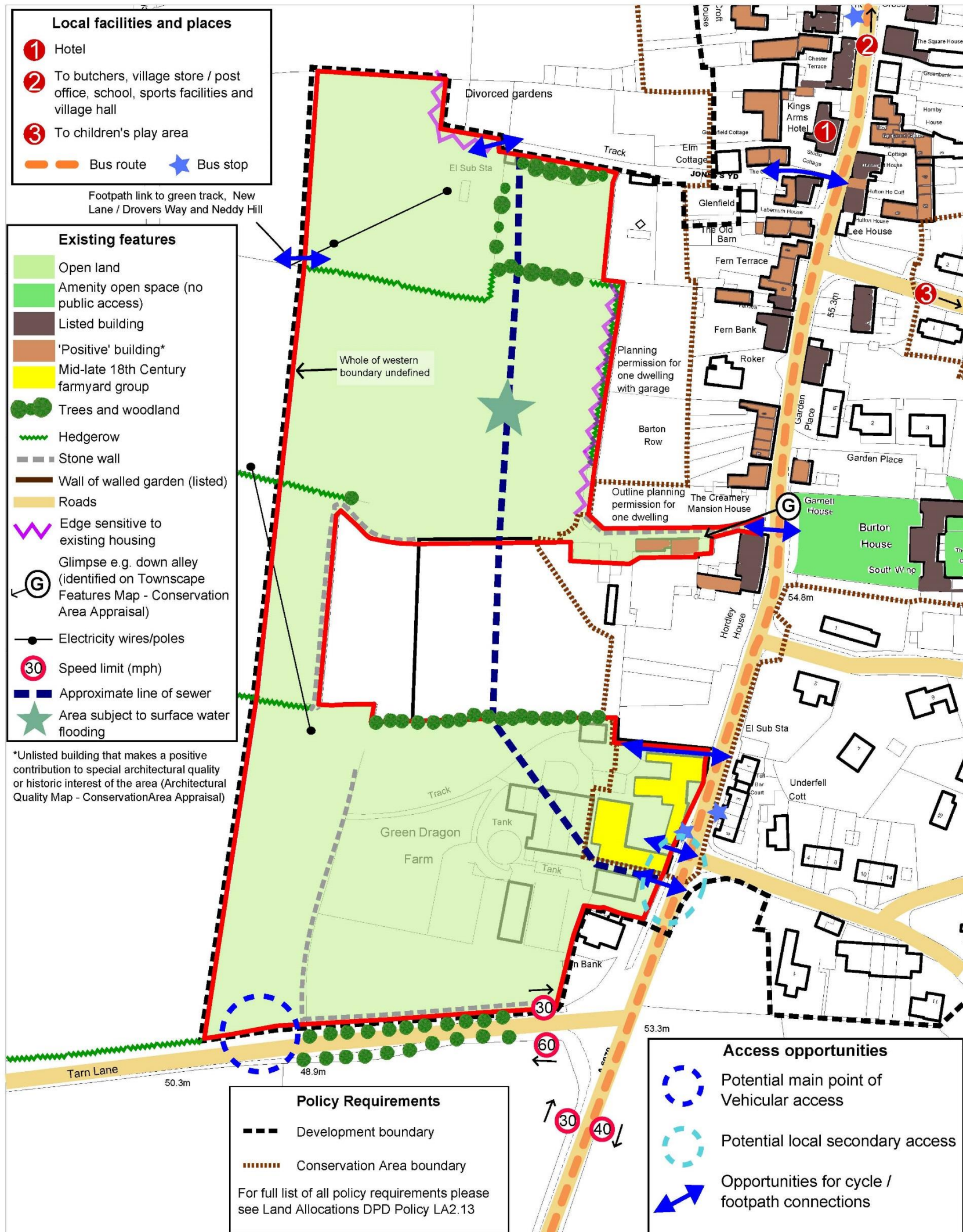
Opportunities

- **Design and landscape** – the site can provide a high quality development (housing and employment) that enhances the local area having regard to heritage assets (built and natural), the site's topography and the transition into open countryside;
- **Drainage** – opportunity to mitigate existing flood risk and drainage issues through the introduction of sustainable drainage systems;
- **Walking and cycling connections** – opportunity to provide walking and cycling links from the site to the village centre and surrounding countryside, and create networks within the site;
- **Open space and green infrastructure** – opportunity to create new multi-functional open spaces and green infrastructure in the local area that will provide recreation opportunities for existing and local residents, and enhance local wildlife habitats;
- **Existing natural and built features** – opportunity to integrate existing features such as traditional buildings, trees, hedgerows and stone walls

Development Brief: Green Dragon Farm, Burton in Kendal

Constraints and Opportunities Map

August 2017

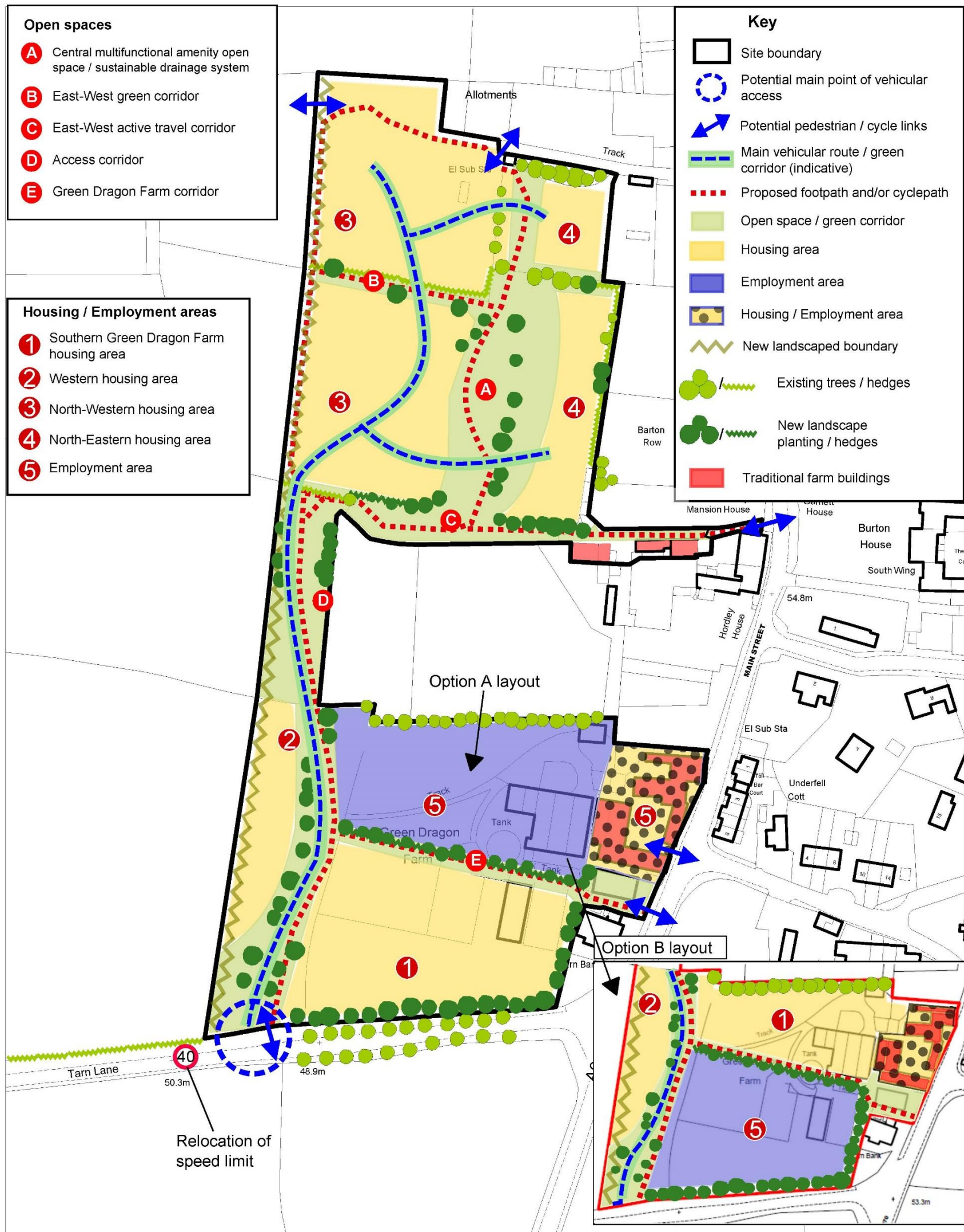


Reproduced from the Ordnance Survey mapping permission of the controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil Proceedings. Licence No. 100024277.

Figure 1: Constraints and Opportunities Map

Development Brief: Green Dragon Farm, Burton in Kendal

Land Use Proposals Map (Indicative)



Reproduced from the Ordnance Survey mapping permission of the controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or Civil Proceedings. Licence No. 100024277.

Figure 2: Land Use Proposals Map (Indicative)

4.0 Development Brief requirements

4.1 The indicative land use proposals map (Figure 2) illustrates the potential broad locations of housing and employment areas, heritage interest, open space and green infrastructure and main transport and movement routes to present an option of how the site could be developed to meet the Land Allocations and other policy requirements. The map is not intended to be prescriptive; the detail of the final site layout will be determined at the planning application stage.

Type of Development

4.2 The site is allocated for around 86 dwellings (not a fixed target) and 0.75 hectares of employment development for B1 and B2 uses¹. The key land use development requirements of this Development Brief are outlined below:

Development Requirements at Green Dragon Farm, Burton in Kendal:

- 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 and these will be distributed throughout the scheme in small clusters;
- Developers should follow the Council's [affordable housing guidance](#) for developers (*updated annually*);
- A range of small to medium sized employment premises for B1 and B2 uses.

The most appropriate housing and employment mix will be determined at a planning application stage based on the most up to date information available.

General Housing Requirements additional guidance

4.3 The site will need to provide a mix of house types, sizes and tenures in order to help meet varied housing needs in the local area, and to create variation and choice within the development. The Council will expect a range of different dwelling types to meet evidenced affordable housing needs. It is expected that 50% of the affordable housing will be provided for affordable rent and 50% will be provided for intermediate affordable housing, i.e. discounted sale, shared ownership or shared equity.

¹ B1 (Business) – including certain types of offices, research and development, high tech and light industry appropriate in a residential area; and B2 (General Industry) – excluding use for industrial processes of incineration, chemical treatment or landfill or hazardous waste.

- 4.4 The provision of self-build properties, housing for older people (which could include extra care housing as appropriate) will be encouraged and welcomed.
- 4.5 In terms of housing technical standards and current government review, any planning application decisions on the site will be subject to standards set within adopted Local Plan policy and relevant national policy. Under current adopted Local Plan policy new residential development will be required to meet standards in line with those set in current Building Regulations. However, the Council will continue to encourage development that promotes high standards of sustainable construction.

General Employment Requirements additional guidance

- 4.6 Due to the proximity of existing and proposed residential development, it is anticipated the majority of employment use would focus on small to medium sized premises for B1 offices, research and development, and high tech uses.
- 4.7 The 'preferred' location for local employment development is shown on Figure 2 as two alternative options. It is considered that employment development would be best located towards the entrance to the development in order to minimise the degree of interaction between residential and employment-led traffic movements. From a landscape perspective, the scale and massing of buildings designed for employment purposes would also sit more comfortably in this location against the 'industrial' scale of the existing farmgroup.

Traffic and Movement

- 4.8 The traffic and movement framework considers access into and through the site in terms of both vehicular and active travel modes. The following key considerations need to be made in context of the outcome of any future transport assessment submitted as part of the planning application process and advice provided by Cumbria County Council Highways at the planning application stage.
- 4.9 The design of roads, footways, footpaths and cycleways must accord with the adoptable standards set out within the **Cumbria Design Guide** and any subsequent relevant updates. Parking provision should be in accordance with Cumbria County Council's latest guidance.
- 4.10 General traffic and movement framework design principles that should be considered in any proposal for the site include:
- ✓ A balanced approach to meet the needs of all users, prioritising the safety of pedestrians and cyclists.
 - ✓ A well connected and permeable network, with a hierarchy of streets.
 - ✓ Residential streets designed to limit traffic speeds to 20mph.
 - ✓ Layouts and routes that are easy to 'read' and navigate around.
 - ✓ Incorporating loops wherever feasible to ensure options for movement should sections of routes become blocked.
 - ✓ Shared surface streets where appropriate and well designed to take account of the needs of visually/mobility impaired people.
 - ✓ Active frontages along movement routes to ensure safe, welcoming and

overlooked streets and paths.

- ✓ Safe and pleasant pedestrian and cycle routes, with sufficient levels of natural surveillance.
- ✓ Integration of green corridors and active travel routes into the movement network, separated from roads where appropriate.
- ✓ Appropriate lighting of routes, balancing safety needs with light pollution.
- ✓ Careful choice of surfacing that enhances the design of the scheme and takes account of environmental sustainability (e.g. permeable paving), future maintenance and technical requirements for adoption by the highways authority.
- ✓ Well integrated parking that doesn't dominate the street scene, including a tailored mix of well-designed parking arrangements (e.g. on-plot, garages, on-street and courtyards).
- ✓ Safe and accessible routes designed with the needs of disabled users in mind.
- ✓ A layout conducive to encouraging public transport, including roads designed to a standard suitable for the extension of bus services if appropriate, and provision of safe convenient routes between homes and public transport.
- ✓ Consideration of layout in order to ensure it does not prejudice future development in the local area in future years.
- ✓ Submission of a Transport Assessment and Travel Plan at planning application stage.

4.11 To encourage active travel, new footpath/cycle routes should be attractive and welcoming, and use natural surveillance. They should not be added as an afterthought, squeezed in to a passageway resulting in substandard and unattractive links, as illustrated in the examples below.



Figure 3: Footpath Links

Traffic and Movement Framework Requirements:

- Vehicular access into the site will be provided from Tarn Lane;
- A kerbed 1.8 metre wide footway should be provided from the priority junction on Tarn Lane to link with the kerbed footpath on the A6070 adjacent to Green Dragon Farm;
- Dedicated vehicular access onto the A6070 at Green Dragon Farm will be considered depending upon the end use of buildings comprising the farmgroup;
- A speed limit review should be carried out that relocates the existing speed limit on Tarn Lane to a point beyond the main access;
- New pedestrian / cycle linkages will be provided to integrate the site with the existing village and surrounding area where possible;
- Proposals for the site's development should be accompanied by a comprehensive Transport Assessment and Travel Plan.

Supporting Guidance to inform application of the above requirements

4.12 The following additional guidance should be used to inform the application of the traffic and movement framework requirements:

- Cumbria County Council has advised an access off the A6070 could be achieved serving a maximum of 5 dwellings, however, do not consider that access at this point would be suitable to serve the re-use of these buildings for employment purposes.
- A main residential street should wind its way through the centre of the site designed in a way to reduce traffic speeds (to a minimum of 20mph). This could be achieved by designing the route as a green corridor whereby the footpath/cycleway could be separated at least in part from the carriageway by a verge that may include landscaping or a Sustainable Drainage System function.
- Crucial to explore opportunities for pedestrian / cycle links to surrounding areas to aid promotion of active travel and sustainable access to local services and facilities. The most obvious is via the access track alongside Mansion House. This link could be surfaced in bituminous material subject to a road safety audit being undertaken. Other options include a new public right of way to the north (to Neddy Hill / Drovers Way), subject to third party land agreement, as well as a link through Jones Yard, again subject to third party land agreement. Other connection points to Main Road must also be considered.
- Preliminary advice from Cumbria County Council suggest that traffic calming of the A6070 is 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.
- Parking design for employment uses should separate out activities such as


loading/unloading, service bays and other deliveries wherever possible so that these can take place away from the main parking areas, thus reducing potential for conflict between vehicles and pedestrians in the space. They should be landscaped to help create a 'green' appearance.

Landscape, Open Space and Green Infrastructure Framework

- 4.13 This section provides guidance that seeks to establish a network of interconnected multi-functional green spaces within the site to provide benefits for both people and wildlife. An indicative landscape, open space and green infrastructure framework has been devised taking reference from the site's landscape characteristics, local context and linkages with surrounding areas and uses.
- 4.14 General landscape, open space and green infrastructure framework design principles:

General Principles

<p>Public Open Spaces and Play Areas</p> 	<ul style="list-style-type: none"> ✓ Located on main lines of movement and integral to the cycle and pedestrian networks. ✓ Imaginative and high quality. ✓ Well overlooked by properties. ✓ Centrally located in neighbourhoods. ✓ Incorporation of distinctive/supporting features such as public art or interpretation panels is supported.
<p>Green Corridors</p> 	<ul style="list-style-type: none"> ✓ Should form an integral part of the green infrastructure framework. ✓ Can be located next to roads, within linear green spaces and provide linkages with open spaces, neighbouring areas, roads and facilities. ✓ Can be used to create green buffers between areas. ✓ Consideration should be given to placing directional signs on key routes indicating local destinations and travel times and distances.

<p>Existing Features</p> 	<ul style="list-style-type: none"> ✓ Existing features such as stone walls, hedges and trees should be incorporated into the green infrastructure framework wherever possible. ✓ Where the loss of features cannot be avoided, the loss should be mitigated through replacement features within new open spaces. ✓ Existing features, particularly hedgerows and trees should ideally not be incorporated into private gardens, to help ensure their continued protection and maintenance.
<p>General</p>	<ul style="list-style-type: none"> ✓ New landscaping should incorporate native plant and tree species. ✓ Consideration of how smaller areas of open space with informal recreation/wildlife habitat value can be interspersed throughout the development and help contribute to the wider green infrastructure network. ✓ Careful consideration of lighting, to ensure a balance between safety, light pollution, impacts on wildlife and amenity. ✓ Preparation of a landscape/open space management plan, including long term management and maintenance responsibilities. ✓ Designing green infrastructure to be less maintenance intensive and more environmentally sustainable, through considering options such as wildflower meadow planting.

Type of open space provision

4.15 Given the proximity and standard of existing formal play areas and other outdoor sports/recreation facilities in the local area, it is not considered necessary for formal on-site play provision on the Green Dragon Farm site. Instead, it would be more appropriate for provision to be made within the site for natural/semi-natural or amenity green space that provides opportunities for informal play incorporating into a network of green corridors. The specific nature of such provision will be

determined at the planning application stage through discussions with the developer and the Council's Community and Leisure team.

- 4.16 While the provision of on-site play facilities is not considered necessary, financial contributions to improvements to the existing play area at Boon Town would be appropriate. The specific nature and value of off-site financial contributions will be determined at the planning application stage in conjunction with the Council's Community and Leisure team taking account of current levels of need.

Landscape/Green Infrastructure Framework - Requirements

- As shown in Figure 2: Land Use Proposals Map (Indicative Plan) the landscape/green infrastructure framework for Green Dragon Farm could comprise of:
 - A. North-south multi-functional open space – a multi-functional open space providing semi-natural amenity open space, active travel routes, Sustainable Drainage System functions, potential mitigation of orchard habitat loss as well as landscape and biodiversity enhancements (the extent to which this area provides multiple functions will depend on the degree and nature of its Sustainable Drainage System function);
 - B. East-west green corridor – a green corridor that protects an historic hedgerow of landscape and ecological importance, incorporating new landscape planting and a footpath link;
 - C. East-west multi-functional corridor – a key multi-functional corridor defining and reinforcing landscape, heritage and ecological assets, providing informal semi-natural amenity open space, contributing to an active travel network and providing a key footpath link to Main Street as well as potential Sustainable Drainage System function;
 - D. Access corridor – a multi-functional corridor combining the main vehicle access with active travel links, landscape and biodiversity enhancements and possible Sustainable Drainage System function;
 - E. Green Dragon Farm corridor – a green corridor incorporating a new hedgerow boundary and tree planting to separate and frame new development, including the opportunity to provide active travel link to Main Street.
- Other smaller area of open space with amenity/informal recreation/wildlife habitat value and a Sustainable Drainage System function value should also be interspersed throughout the housing development.

Existing features

- All trees, hedgerows and walls, both within and forming site boundaries, will be protected during development and retained wherever possible and appropriate, and incorporated into the layout and design of the development, particularly where they are deemed to have an important value in terms of landscape or habitat.
- Existing trees and hedgerows to be retained should be protected during and post development; any loss of trees or hedgerows should be mitigated by new planting.

New Planting

- The western boundary of the site will be defined by new landscape planting comprising new species rich hedgerow with occasional native species trees;
- Additional landscape planting will be provided along the southern boundary of the site to mitigate the visual impact of the development on the Conservation Area and in views of the site from the south;
- New tree planting will comprise a mix of locally native species as well as traditional orchard (fruiting and flowering species).

Maintenance

- A landscape/open space management plan including long term design objectives and management/maintenance responsibilities for all open spaces and landscaped areas, other than domestic gardens, shall be prepared to secure the Green Infrastructure Framework for the site in the long term.

Heritage Assets

- A landscape and green infrastructure framework providing effective mitigation of visual impacts on the Conservation Area and in views of the site from the south (LA2.13).

Supporting Guidance to inform application of the above requirements

4.17 The following additional guidance should be used to inform the application of the landscape/green infrastructure framework requirements:

- Careful consideration needs to be given to the presence of the sewer mains that traverses the site. Design of any green space and sustainable drainage function in proximity to this feature should accord with United Utilities requirements/conditions (see paragraph 4.34).
- The scale of the area marked as A, and the types of uses and functions it performs must be considered in context of the Sustainable Drainage System strategy for the site. The appropriateness and extent of its recreational and biodiversity value will be determined in this context.
- The young avenue of oak trees alongside the southern boundary and the stand of mature beech trees along the north east boundary are key landscape / biodiversity features and should be retained.
- Western boundary of the site could comprise a mix of species including elder, hawthorn, guelder rose, holly and hazel planted in double rows with standard trees planted at intervals, including species such as cherry, rowan, oak, birch and small-leaved lime.
- Additional planting (tree/hedgerow) along the edge of the site where it adjoins the southern boundary of the walled garden to retain a green finish should be

provided, to protect privacy and integrity of the curtilage of the walled garden and its historic value.

Ecology and Biodiversity

4.18 In addition to the above, the following guidance should be taken into account in order to protect and maximise net biodiversity gains across the site:

- Opportunities for off-site planting to the west of the site – this would enhance biodiversity and ecological connectivity as well as providing landscape and noise mitigation benefits (i.e. motorway noise occasionally present in certain weather)
- Development should wherever possible incorporate wildlife friendly features such as swift and swallow boxes, bat bricks, hedgehog hole fencing and habitat piles.
- The existing native hedgerows on the site have a high value in terms of landscape and biodiversity, and should play a central role in developing the site's green infrastructure framework. Further assessment will be required to establish if the hedgerows are deemed 'important' under the 1997 Hedgerow Regulations. Any proposal should seek to incorporate these with green corridors. Fragmentation should be minimised and new boundaries should be formed by new planting to mitigate any loss.
- A further botanical assessment of the orchard comprising NE part of the site (between March and September) will need to be undertaken to establish the quality of ground flora and verify the heritage value of remaining trees. Any loss of this orchard habitat should be mitigated by new orchard planting (including the trans-location of ground flora, if identified as of significant ecological value).
- Detailed habitat and species surveys as appropriate will be required at the planning application stage. An assessment of all potential ecological impacts based on up to date baseline data will be used to inform any planning application and measures set out therein to protect and enhance habitats and species.
- The landscape/open space management plan should consider biodiversity habitat restoration/establishment and replacement of habitat/species where appropriate based on the outcome of the surveys as part of any planning application.

Heritage

4.19 There is significant heritage interest relating to this site including a Conservation Area, listed buildings and other buildings of architectural interest within and adjacent to the site. A summary of provisional advice regarding the conservation merits of buildings within the site is provided by the Council's Conservation Officer in the supporting contextual information document.

Heritage and archaeology requirements are outlined below:

Heritage and Archaeology Requirements

- A detailed and proportionate assessment of heritage significance and an assessment of impact will be required that identifies the heritage values that exist on and adjacent to the site, and the impact of any scheme on these;
- A detailed design mitigation strategy will be provided to ensure that designated and non-designated heritage assets will not be adversely affected, and the setting of the Conservation Area protected;
- An archaeological desk-based assessment and evaluation in the form of a geophysical survey should be undertaken to provide additional information at the planning application stage.

Design and Layout Framework

- 4.20 The key design principle at Green Dragon Farm is the creation of an attractive, functional and sustainable mixed use residential and employment development on the edge of the historic village of Burton in Kendal, which respects recognised heritage assets, the historic settlement morphology as well as its transition into open countryside. For the site as a whole, the development should:
- Take design cues from the local vernacular should be interpreted in an interesting and contemporary way; sensitive response to heritage assets and local character that help protect and enhance local distinctiveness;
 - Incorporate variations in house types and styles to add interest – avoidance of monotonous and standardised design;
 - Include landmark buildings / interesting design features at key locations such as main access points and intersections to improve legibility through the neighbourhood;
 - Be sensitively designed employment development respects amenity of neighbouring sensitive uses e.g. housing.
 - Where closely related to the built form of the Conservation Area, take reference from the morphology of the historic village with its strong linear form and series of transverse yards and lanes.
- 4.21 The Council will also encourage new development to be designed according to the [Building for Life 12](#) principles.
- General design principles that should be considered in any proposal for the site include:
- ✓ A careful and imaginative response to local character that helps to enhance local distinctiveness and the special qualities of the local area. The appraisal of local character should consider local building forms and styles, building materials and traditions, street patterns, roofscapes and arrangements and character of open spaces.
 - ✓ Creative, imaginative and innovative designs and creation of recognisable

character and a sense of place within the scheme, avoiding an 'anywhere, any town / village' bland development and standardised house types.

- ✓ Design that responds to the site and its context and takes advantage of existing topography, landscape features, wildlife habitats, views, site orientation and microclimates – to inform layout; massing and size of buildings.
- ✓ Creative use of materials which reflect and complement local character, are durable and if possible locally sourced and have high environmental sustainability credentials.
- ✓ Varying density, built form and appearance or style to help create areas with distinctive characters, which help introduce a sense of identity and help people find their way around.
- ✓ Well defined streets and spaces with clear routes, local landmarks and marker features and detailing to help people find their way around.
- ✓ Working with the contours of the land, in terms of orientation and layout, and sustainable drainage systems.
- ✓ Clearly defined (through appropriate boundary treatments) public and private spaces that are attractive and safe.
- ✓ Buildings that address streets, and turn corners well, to avoid blank walls and frontages.
- ✓ Explore opportunities to protect, enhance and create wildlife habitats and be creative in landscape design.
- ✓ Homes and streets that are 'tenure-blind' so that privately owned and social housing cannot be distinguished from one another.
- ✓ Integration of 'Secured by Design' principles to ensure well designed and safe neighbourhoods.
- ✓ Environmentally sustainable design, seizing on opportunities for passive solar gain through orientation of properties.
- ✓ Careful consideration of boundary treatments to reflect and enhance local character.
- ✓ Careful appreciation of amenity and privacy issues for surrounding uses and future residents through effective layout, spacing, massing, orientation and density.
- ✓ Careful treatment of site boundaries where they form new settlement edges, to ensure a high quality and sensitive transition between built up areas and the countryside.
- ✓ Proper integration of convenient waste and recycling and bicycle storage facilities to avoid harmful visual impacts on the street scene.

Character Areas

- 4.22 The site has different characteristics and features that should be used to frame the layout and design of development. Based on these, it has been divided into three character areas as shown below. Aspects such as streetscape, housing types, sizes and design of buildings, scale of development, building height and enclosure, front treatment, topography, landscape, materials and architectural attributes should respond appropriately to the different characteristics and features framed by elements identified in the traffic and movement and landscaping/green infrastructure framework.



Figure 4: Character Areas

4.23 The supporting contextual information document sets out how the elements of the landscaping/green infrastructure framework, and the traffic and movement framework as well as the interface with existing features and uses on and next to the site should be addressed within each character area. Key design and layout considerations include:

Character Area 1 – Southern Housing Area / Green Dragon Farm

- Ensure appropriate separation of employment and housing uses to protect amenity of users, possibly through hedgerow boundary and occasional hedgerow trees (also relevant to Character Area 5);
- Soften view of the site on southern approach along A6070, provide a satisfactory active and attractive frontage to Tarn Lane marking transition from open countryside to edge of village (also relevant to character Area 5);
- Opportunity to create landmark building entrance to main access route, design quality reflect gateway location;
- Option A could accommodate lower density housing and careful orientation with gable ends onto Tarn Lane and long gardens to accommodate a gentle transition from settlement boundary to open countryside;
- Option B could accommodate higher density housing – part through re-use of existing farmgroup buildings, and;
- Careful consideration be given to the requirements relating to access to foul sewer that traverses part of the site (also relevant to character Area 5).

Character Area 2 – Western Housing Area

- Design and layout framed by the multi-functional access corridor and landscape planting along western boundary.

Character Area 3 – North-Western Housing Area

- Work within existing field patterns and existing landform, any terracing should therefore be subtle to avoid imposing retaining walls and loss of landscape form, and;
- Removal of overhead cables and relocation of sub-station.



Figure 5: Site Topography

Character Area 4 – North-Eastern Housing Area

- Work within existing field patterns by retaining field and boundary hedgerows
- Extent of development and relationship with multi-functional open space will be dependent on the needs arising from the Sustainable Drainage Strategy

for the site;

- Lower density housing, careful orientation or longer gardens on the eastern edge could be appropriate to mitigate close-proximity views from existing dwellings, and;
- Careful consideration be given to the requirements relating to access to foul sewer traverses part of the site.

Character Area 5 – Employment Area

- Option A to include sensitive conversion of the traditional farmyard group taking account of their heritage value and setting, and;
- Option B new business units could reflect the size, massing and materials of traditional farm buildings to give a ‘village farm’ appearance when seen from the southern approach; structures of a monolithic scale / massing would be conspicuous in views from the south – therefore, breaking up the physical massing of units, by north-south orientation of roofs and sensitive use of facing materials, will be critical.

Other Guidance

Flood Risk and Drainage

Flood Risk Assessment Requirements

- 4.24 A site specific flood risk assessment will be required for the site as whilst it is within flood zone 1, it is over 1 hectare in size and so meets the national threshold requirement.
- 4.25 Given the forecasts that climate change will result in warmer wetter winters and more extreme rainfall events², it is essential that the flood risk assessment for the site factors in an appropriate climate change allowance. The Government published new guidance on 19th February 2016 in relation to the incorporation of climate change allowances into flood risk assessments and this should be taken into account in the Flood Risk Assessment for the site.

Surface Water Drainage

- 4.26 A portion of the site suffers from surface water flooding (on the north part of the site). This area (roughly equates to the area marked A on the proposals map), needs to be safeguarded from development as land that is required for current and future flood management. It is recommended this area should remain undeveloped or else be developed for a use that is compatible with occasional flooding. A green (or blue) belt of undeveloped land (or development that is compatible with occasional flooding as long as Sustainable Drainage Systems are provided) in this area. There should be no raising of levels within this area.

² See the Government’s Climate Change Risk Assessment at <https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-government-report>

The Drainage Strategy for the site should demonstrate:

- Development must not cut off the flood route from Main Street as this would cause flooding elsewhere, in the village centre;
- Defending buildings within the site from flooding must not displace this flood water elsewhere.

- 4.27 Any drainage design for the development will be restricted to greenfield rates and volumes of runoff, meeting the [Non-statutory technical standards for sustainable drainage systems](#) to avoid causing flooding elsewhere. A design statement should be submitted summarising how the drainage design works and going through the standards one by one, explaining how the proposed drainage system meets each relevant standard, and directing to where design details that show this can be verified.
- 4.28 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.
- 4.29 Options for the disposal of surface water should be in line with the surface water hierarchy which requires that surface water should be discharged in the following order of priority:
- into the ground (infiltration at source);
 - to a surface water body;
 - to surface water sewer, highway drain or another drainage system;
 - to a combined sewer.
- 4.30 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.
- 4.31 To ensure any scheme developed has consideration to future maintenance, the developer should state whether a management company for green areas and drainage is to be employed (thus requiring the need for a maintenance manual) and if a Section 104 agreement is to be agreed with United Utilities for sewer adoption.
- 4.32 Further guidance and advice on the range of possible suitable Sustainable Drainage Strategy components is contained within Cumbria County Council guidance (Cumbria Design Guide). Developer(s) are also advised to have early discussions with United Utilities and Cumbria County Council to agree the appropriate location of Sustainable Drainage Systems.

Foul Drainage / Sewer Infrastructure on site

- 4.33 United Utilities has advised that a sewer runs north-south across the site. This infrastructure is protected by a legal easement which may affect the layout of the site. Proposed layouts that impact the easement in any way (including any

road/path crossing etc. over the sewer) should be agreed and formally approved in writing by United Utilities.

- 4.34 Developments must drain on a separate sewerage system, with only foul drainage connected into the foul sewerage network. Any potential developer will need to liaise with the relevant utility provider (United Utilities) to ensure this is taken into account at the detailed planning application stage alongside requirements regarding protection/access to the sewer. A detailed overall (whole site) foul /surface water Drainage Strategy should be submitted as part of any future planning application.

Environment Sustainability

- 4.35 Developers should consider the opportunities for enhancing the environmental sustainability of their schemes at the outset, so that environmental considerations can help inform and shape the design process.

General guiding principles for development include:

- ✓ Exploring the potential for the inclusion of renewable or low carbon energy generation such as solar (photovoltaic or thermal), ground or air source heat pumps, micro/hydro turbines or biomass based on the technology most appropriate for the site;
- ✓ Exploring the potential for a district heating system if appropriate;
- ✓ Ensuring high levels of energy efficiency and thermal insulation in the fabric of new homes, meeting and if possible exceeding the minimum Building Regulations requirements;
- ✓ Careful selection of building materials with good environmental credentials, and exploring opportunities for locally sourced and reclaimed materials where possible;
- ✓ Seizing opportunities for maximising passive solar gain and natural lighting through the orientation of buildings;
- ✓ Incorporating water conservation measures and considering the potential for grey water recycling;
- ✓ Considering incorporating green roofs, walls and roof gardens, to help soften the visual impact of the scheme as well as achieving sustainability outcomes including sustainable drainage and biodiversity enhancements ;
- ✓ Carefully integrating convenient and visually unobtrusive outdoor waste and recycling storage areas to promote recycling;
- ✓ Promoting sustainable transport modes through for example careful layouts and road design to ensure an attractive and safe environment for cyclists and pedestrians.

5.0 Implementation and Delivery

- 5.1 It is crucial a holistic approach to delivery of the site as a whole is adopted in order to ensure development is fully integrated and the required infrastructure can be fully realised in the most appropriate manner. The Council considers the best way of ensuring this is achieved is for a single planning application to be submitted

covering the whole site. As part of the planning permission there will be key triggers requiring the construction of other integral elements of the scheme, with these principally relating to:

- landscaping and open space;
- sustainable drainage system;
- pedestrian and cycle links;
- affordable housing.

- 5.2 The precise timing of these elements will be agreed with the developer and controlled by condition/S106 agreement.
- 5.3 Where the developer seeks adoption of the roads and footways a formal section 38 will be required to be entered into before any works on site have progressed beyond the first 5 weeks or Highways will serve Advanced Payment Code (sec 219 to 225). Application of the Advance Payments Code is a statutory duty for the Street Works Authority Cumbria County Council.

Validation planning application

- 5.4 All applicants must ensure the relevant supporting information (for example impact assessments, relevant surveys etc) needed to validate any planning application submitted is provided. These requirements are set out in the Validation Checklist.
- 5.5 Pre-application consultation should be carried out in accordance with the guidelines set out in the Council's [Statement of Community Involvement](#). The scope of such consultation should be agreed with the Council.
- 5.6 The supporting contextual information document provides further guidance on phasing, likely planning application requirements and infrastructure requirements.
- 5.7 In respect of developer obligations, the table below provides an indicative assessment of the types of infrastructure that will be required to enable the development and how they will be funded. Requirements will be considered against the latest relevant adopted regulations relating to use of Section 106 agreements and Community Infrastructure Levy.

Infrastructure Type	On site or off-site	Details	S106 or CIL
Education	Off-site	Financial contributions for provision of primary and secondary school places.	Potential S106

Infrastructure Type	On site or off-site	Details	S106 or CIL
Affordable Housing	On-site	35% affordable housing	S106
Potential highways improvements to local networks such as paths and footways next to the site	Off-site	Contributions to improvements to rights of way network / footways next to the site (directly related to the site where justified through CIL Reg 122 tests) ³	S106 / S278
Play Provision	Off-site	Financial contribution to improvements to existing play area Boon Town.	S106

5.8 This list is not exhaustive, and will be subject to further discussion as part of any planning application. The Council will expect applicants to agree a methodology to deliver the necessary infrastructure through the Council's pre-application process

³ Where the development connects to the existing highway a formal 278 agreement will be required with Cumbria Highways. Any off-site highways works required beyond the site boundary will be required to be delivered through tests set out in the CIL regulations or any subsequent relevant regulations, to make the proposed scheme acceptable in planning terms.

If you would like a copy of this document in another format such as large print, Braille, audio or in a different language, please call **01539 733333** or email **customer.services@southlakeland.gov.uk**

