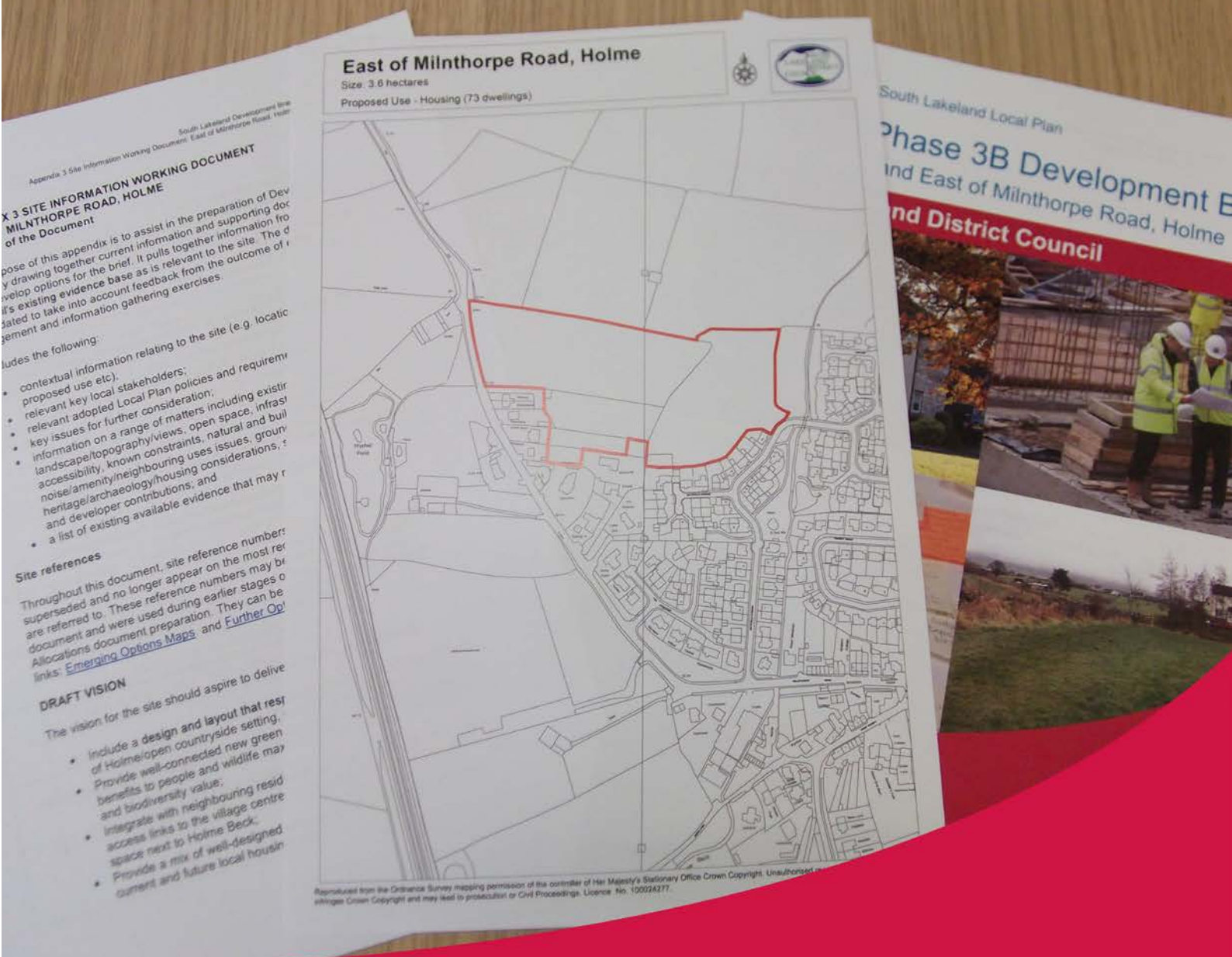


# Supplementary Planning Document East of Milnthorpe Road, Holme

## Development Brief: Supporting Contextual Information Document



April 2018

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# **1 Introduction**

## **1.1 Purpose**

- 1.1.1 This document supports the Development Brief for East of Milnthorpe Road, Holme, April 2018. It provides contextual information relevant to the provisions of the Brief.

It contains the following:

- Current Council Plan / Planning Policy Context
- Sustainability Appraisal, Habitats Regulations Assessment and Consultation processes
- Site and Site Context
- Relevant additional supporting information regarding:
  - Housing Evidence and considerations
  - Traffic and Movement Framework
  - Landscape and Green Infrastructure Framework
  - Ecology and Biodiversity
  - Character Areas
  - Implementation and Delivery; and
- Relevant Development Plan Policies.

## **1.2 Delivering the Council Plan**

- 1.2.1 The preparation of this Development Brief will help ensure that the site is developed in a way that supports the values and aims of the Council Plan. The links between the Brief and the Council Plan are illustrated below.

In line with the Council Plan, the Development Brief will:

**Health and Wellbeing:**

- Encourage active travel through improving pedestrian and cycle links
- Require new open spaces for informal recreation use
- Require a mix of housing types to support mixed communities
- Encourage the provision of adaptable housing and housing suitable for older people.

**Environment:**

- Encourage energy efficient and sustainable design
- Protect and enhance wildlife habitats
- Promote the provision of new green infrastructure networks
- Respect the local character of Holme and the site's countryside / edge of village setting.

**Housing:**

- Help to deliver new homes to meet need
- Help deliver new affordable homes for local people.

**Economy:**

- Help retain and attract new workers by expanding the housing offer
- Facilitate the local economic benefits of house building activity.



**Figure 1: Links with the Council Plan**



## 1.3 Planning Policy Context

1.3.1 This section sets out the current adopted planning policy context for the site and other legislation to be considered. Specific policies from the development plan that are of relevance to this Brief and the development of the site are included at Appendix 1 of this document.

1.3.2 The Development Brief is required to be in accordance with the adopted planning policy context relevant to the site, together with other legislation as appropriate. In this regard, the current 'Development Plan' for South Lakeland (outside the two National Parks), comprises:

- [Local Plan - Core Strategy DPD \(adopted October 2010\)](#) – This sets out the overall development strategy for South Lakeland.
- [Local Plan – Land Allocations DPD \(adopted December 2013\)](#) – this allocates 'Land East of Milnthorpe Road', Holme, for around 73 dwellings and requires the preparation of a Development Brief (Paragraph 2.77). It also includes a site specific policy (LA2.15) relating to the site.
- [South Lakeland Local Plan 2006 - & Alterations \(final composite plan\) published September 2007](#) – This combines the Local Plan adopted in 1997 and the alterations to the Local Plan adopted in March 2006.  
Appendix 1 is a list identifying current relevant adopted Local Plan policies.
- [Cumbria Minerals and Waste Local Plan 2015 - 2030](#) (adopted 6 September 2017) – this sets out how Cumbria's sustainable minerals and waste management developments that will be needed in Cumbria by 2030 and beyond will be planned.
- **National Planning Policy Framework (March 2012)** – This is a material planning consideration in planning decisions. It sets out the Government's planning policies for England and how these are expected to be applied. This includes the need to boost significantly the supply of housing (paragraph 47) and the need to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities (paragraph 50). The **National Planning Practice Guidance** was published on 6 March 2014. Both are available to view on the [Government's website](#).
- Planning applications will be determined in accordance with local and adopted national policy at the time of submission.

## **POLICY LA2.15: EAST OF MILNTHORPE ROAD, HOLME**

### **Purpose:**

To ensure that the site delivers high quality sustainable development in line with the aspirations of the local community and that landscape, transport, drainage and biodiversity impacts are effectively mitigated.

**A DEVELOPMENT BRIEF WILL BE PREPARED TO GUIDE THE DEVELOPMENT OF THIS SITE.**

**AS WELL AS OTHER CORE STRATEGY POLICY REQUIREMENTS, DEVELOPMENT MUST MAKE PROVISION FOR THE FOLLOWING:**

**A LANDSCAPE AND GREEN INFRASTRUCTURE FRAMEWORK DELIVERING ABOUT 25% OF THE EASTERN END OF THE SITE AS INFORMAL PUBLIC OPEN SPACE, PROTECTION OF TREES, HEDGEROWS AND ORCHARDS AND THE AVOIDANCE OF DEVELOPMENT CLOSE TO POWER LINES;**

**SUBMISSION AND APPROVAL OF A TRANSPORT ASSESSMENT AND THE PROVISION OF A PEDESTRIAN LINK TO THE CENTRE OF THE VILLAGE; AND**

**SUBMISSION AND APPROVAL OF A FLOOD RISK ASSESSMENT AND SCHEME TO DEAL WITH SURFACE WATER FLOODING.**

#### **Implementation**

*SLDC to prepare Development Brief. By Development Industry and Social Housing Providers through Development Management process.*

#### **Monitoring**

*Through Local Plan - Core Strategy monitoring framework – Net additional dwellings by settlement, gross affordable housing completions.*

## **1.4 Sustainability Appraisal (Strategic Environmental Assessment)**

1.4.1 The East of Milnthorpe Road, Holme site has already been subject to Sustainability Appraisal as part of the site assessment process in preparing the Land Allocations document. It is therefore not necessary to undertake further Sustainability Appraisal of the Development Brief. This approach has been approved by the three statutory bodies - Natural England, the Environment Agency and Historic England. The Sustainability Appraisal of the site identified the following areas as needing special attention in order to mitigate potential negative effects:

- biodiversity;
- landscape;
- air quality;

- take up of greenfield land;
- access to secondary school;
- access to open space;
- effect on water resources and services;
- the need to integrate renewable/low carbon/decentralised energy sources into the site; and,
- maximising use of recycled materials, access to recycling facilities and minimising waste.

## 1.5 Habitats Regulations Assessment

- 1.5.1 The Habitats Regulations require the assessment of plans and projects to determine whether they are likely to have a significant effect on protected European sites, either individually or in combination with other projects.
- 1.5.2 The site was assessed under the Habitat Regulations as part of the Land Allocations process and during the screening stage ‘no likely significant effects’ were found.

## 1.6 Consultation and Engagement

- 1.6.1 The Council has undertaken extensive public and stakeholder engagement and consultation in preparing the Development Brief. Details of the comments received through the consultation/engagement process, and how the preparation of the Brief has taken account of them, can be found in the [Consultation Statement](#) (April 2018). Key components of this engagement were a Placemaking workshop held at Holme Parish Hall on 16th March 2017 and a public drop-in event at the same location on 27th April 2017. A further drop-in event was held at Holme Parish Hall on Thursday 11th January 2018 (1pm to 7pm), to enable community engagement on the Draft Brief.



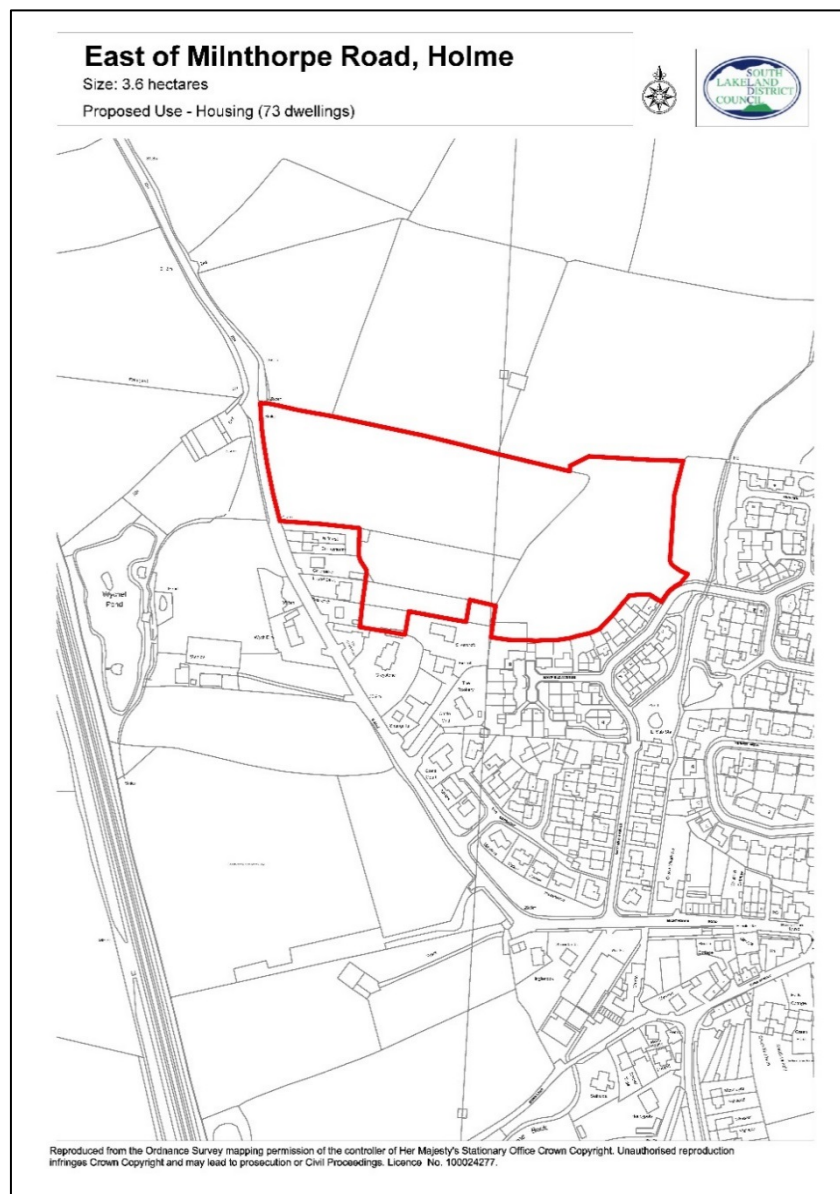
Figure 2: Drop-in Events



## 2 Site and Site Context

### 2.1 Site Location

- 2.1.1 The site is located on the north-western edge of Holme village. The site is bordered to the west by Milnthorpe Road (B6384) and beyond this, is the West Coast Main Line Railway. To the north of the site is open countryside. Part of the Pear Tree Park residential area (Mayfield Ave.) directly adjoins the site to the south. Older housing is located beyond (Mayfield Avenue). To the west and south west, in-between the site and Milnthorpe Road, are residential properties. An existing SLDC informal public open space (a flat grassed area that functions as a recreational area for informal play e.g. for ball games) adjoins the site directly to the east. Holme Beck abuts this.



**Figure 3: Site Location**

## **2.2 Land Use**

- 2.2.1 Most of the site is currently in agricultural use and is used for grazing purposes. A relatively small part of the site forms part of the rear gardens to two residential properties; Laurel Bank and Rose Croft. The most easterly field is green field, but does not appear to be used for grazing. In addition, three properties on Mayfield Avenue that back onto the eastern field, have extended their rear garden boundaries onto the allocation/Brief site. The garden extensions include existing surface water soakaways that serve their housing.

## **2.3 Landowners/Developer Interest**

- 2.3.1 At this point in time, ownership of the site is split. The three main fields and the two existing garden areas are in separate ownerships. A few properties on Mayfield Avenue, which back onto the site, have also acquired small areas of the site to extend their rear gardens (to include soakaways). The housebuilder Russell Armer Homes Ltd. currently has an interest in the Brief site.

## **2.4 Planning History**

- 2.4.1 There is no planning history (within last 5 years) directly affecting the site in terms of previous applications for new development.

## **2.5 Landscape Character**

- 2.5.1 The Cumbria Landscape Character Guidance characterises the landscape in which the site sits as 'Sub Type 7a: – Low Drumlins'. The site itself exhibits some of the key characteristics associated with this landscape type. There is a strong matrix of hedgerows, although tree cover varies from place to place. Generally, there are relatively few hedgerow trees. The feeling of being in a tract of low drumlins is not strong, although there are some broad rounded tops to some of the gentle undulations. The local area has a less distinct, gently undulating topography. The (site's) western field has a broad rounded top but with a small but reasonably steep slope to the west and a gentler slope to the east.



**Figure 4: Undulating Topography**



**Figure 5: Undulating Topography (west part of site)**

- 2.5.2 To the east of this field, the land is flatter and more low-lying. A distinctive topography is not key to the landscape character here.



**Figure 6: More low-lying Topography - the eastern part of the site**

- 2.5.3 The site has hedgerows within and around it and there are two small sections of limestone drystone wall. There is also one internal hedgerow which is not obviously managed. It includes small native trees and is quite an important feature in the site. Apart from the trees in this mature hedgerow, there are few in the other boundaries within and around the site. This reflects the published landscape character guidance.

- 2.5.4 The landscape character type's sensitive characteristics or features, at a site specific level, includes the hedges and walls that form a patchwork over the low drumlins. The loss of these would affect landscape character at an area level. Changes to the landform, (for example, modest earth modelling to form easy gradients or to create pleasant places), would not necessarily harm the overall landscape character significantly.

## **2.6 Topography**

- 2.6.1 The site is undulating. The height of the eastern side of the site, towards the existing open space and Holme Beck, is relatively level and lower lying. This part of the site has site levels varying between about 33.5m AOD and 31.5m AOD. Generally, the site is lower near to the overgrown mature hedge and the southern corner of the site. This is the area where surface water can be seen – along the line of the hedgerow. From the overgrown hedgerow at 31.5 - 32m AOD, the site levels rise towards the west, then level off (with contours of 35.5m AOD – at a point just north of where the power cables oversail the site). After 'plateauing', site levels then fall more steeply down towards Milnthorpe Road. The low point on the western boundary being 28m AOD, near to the small open watercourse.

## **2.7 Views**

- 2.7.1 From the east, south-east, south and south-west, views are screened by existing village buildings. There are distant views into the site from the west, north-west, north and north-east. Undulations are small in the area, but they are sufficient to block views towards the site from some places. Existing vegetation also blocks views. For these reasons, most of the distant views of the site are from higher land. There are expansive views, including the site, from Farleton Knott, an open access area to the north-east of the site. From hills to the west, views are more likely to be screened because they are wooded. There are few houses on elevated land in this area.





**Figure 7: The site as seen from Farleton Knott, with the M6 motorway in the middle distance, wooded hills further to the west, and Morecambe Bay in the distance.**

- 2.7.2 Most close proximity views of the site are from houses on the immediate edge of the site at Milnthorpe Road (to the west) and in the Pear Tree Park housing area; Mayfield Avenue to the south (mainly rear elevations) and Twinter Bank (front elevations) to the east. Other close proximity views are from the public footpath No. 533004 (part of the Limestone Link) which runs along the northern edge of the site (part of this footpath is within the site and part is outwith the site), and from short sections on Milnthorpe Road and Mayfield Avenue. People in these areas currently have views that include the site's open fields. For some, Farleton Knott can be seen in the distance.



**Figure 8: The existing view towards the site from just outside the gardens of houses on Mayfield Avenue. Farleton Knott can be seen in the distance.**





**Figure 9: The view across the north-eastern corner of the site, looking east towards Twinter Bank from the Limestone Link footpath.**

## **2.8 Existing Natural and Built features on and close to the site**

### **Natural**

- 2.8.1 The most notable features of the site are the dense, fairly tall and diverse hedgerows. Good quality species rich hedgerows form boundaries to the north, west and centre of the site. There are other site boundary hedgerows which are tall and robust. Many of the hedgerows, which are Hawthorn and Blackthorn dominant, are on earth banks. Mature boundary trees are infrequent. There is a mature ash tree on the northern site boundary. A linear section of mature scrub (in an area of impeded drainage), forms a boundary between the two northern land parcels (fields), see below.

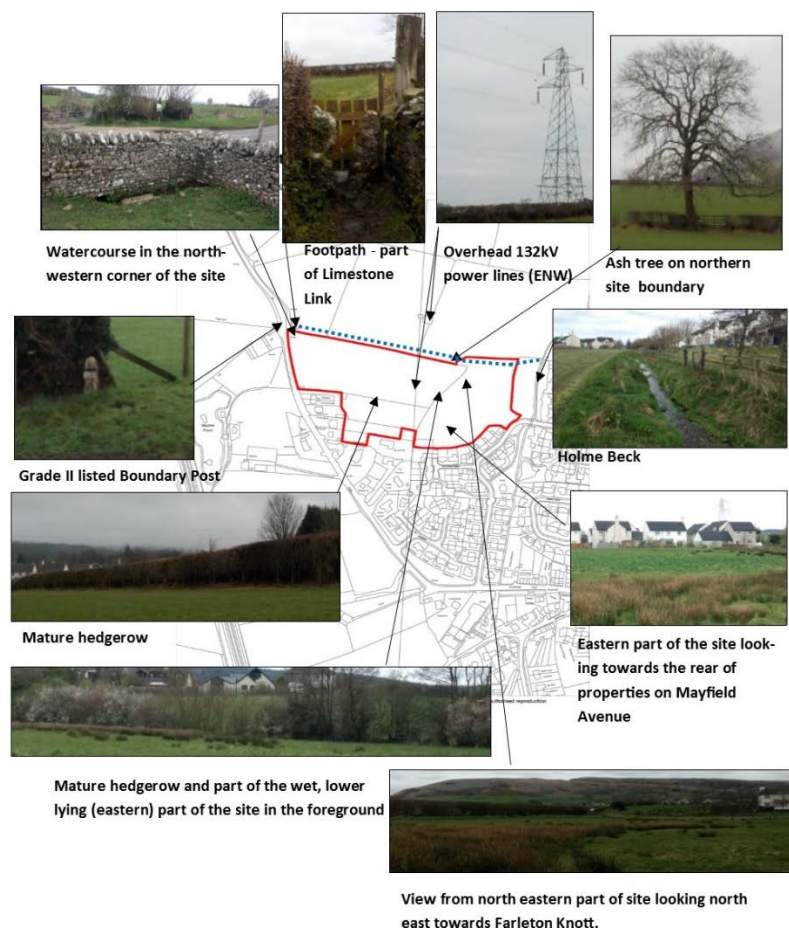


**Figure 10: Mature hedgerow/scrub**

- 2.8.2 There is a small stream in the north-western corner of the site. It is culverted under Milnthorpe Road. There is also a 'wetter' area of ground within the eastern part of the site and also around the mature hedgerow/scrub which separates the larger two fields. There are springs in this part of the site. Beyond the site to the east, is Holme Beck. To the west of the site, beyond Milnthorpe Road, is Wychel Pond.

## Built

- 2.8.3 There are no buildings on the site. There is one short section of dry stone wall at the north western corner of the site, (see Figure 11 below), and another section adjacent to the site linking the mature scrub on site with Holme Beck, to the east.
- 2.8.4 Holme village itself comprises an eclectic mix of building style, design and building materials; from a small core of vernacular lime stone and rendered houses, to mid-late C20th rendered bungalows and the more recent Pear Tree Park development of modern, predominantly detached, two storey houses.
- 2.8.5 A 132 Kv electricity power line (cables) oversails the site in a north –south direction. There are no pylons within the site boundary. There is a manhole cover and grilled drain (surface water) cover in the far south western site corner. There are a number of manhole covers (concrete ring soakaways) within the allocated site. They are located to the rear of properties that back on to the site on Mayfield Avenue.

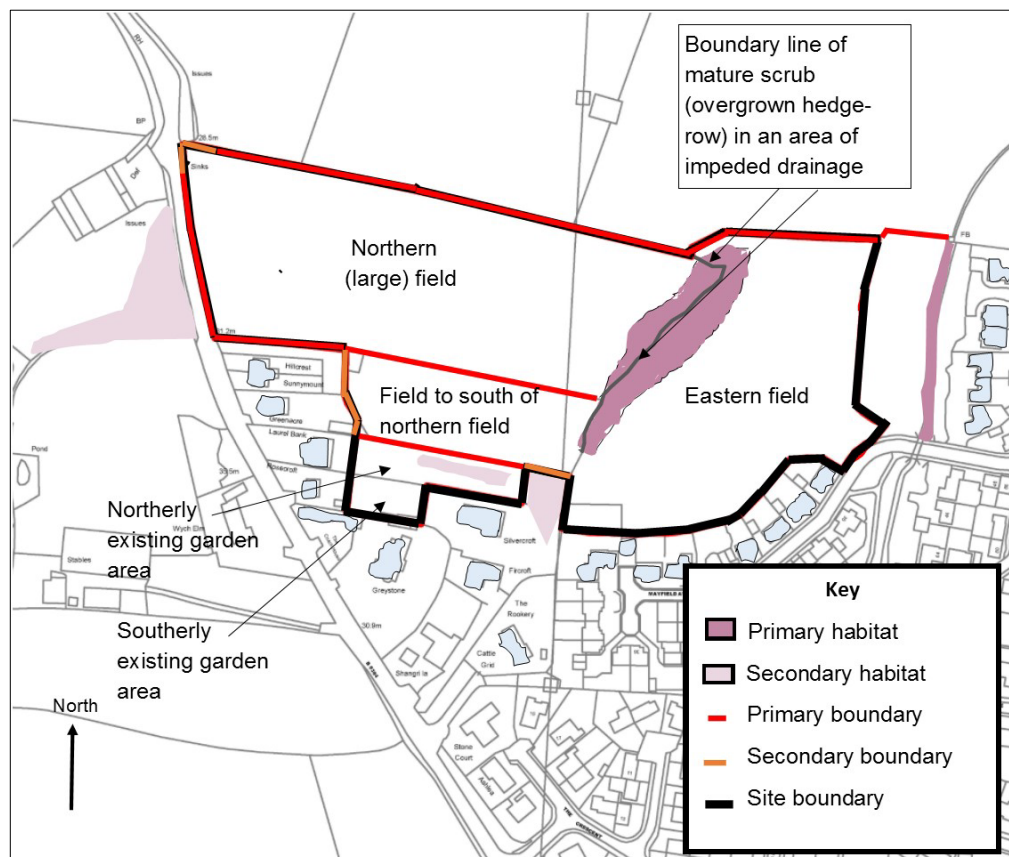


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**Figure 11: Features on and around the site**

## 2.9 Ecology/Biodiversity

- 2.9.1 Cumbria Wildlife Trust (CWT) provided supporting ecological advice to inform the Brief. Appendix 8 of the Trust's report includes a map showing core biodiversity assets in relation to the site and its immediate surroundings. This is reproduced below with added text, see Figure 12 below.
- 2.9.2 Cumbria Wildlife Trust advised that there are areas/features with biodiversity value within the site and in close proximity to it. Good quality dense, fairly tall species rich hedgerows form field boundaries to the north, west and centre of the Brief site. These are identified as site core biodiversity assets; as 'primary boundaries' (see Figure 12 below). All other hedgerows on site are tall and robust, but without such good species diversity. Mature boundary trees are infrequent, but add value to the hedgerows. Many of the hedgerows are on earth banks and some have a good variety of ground flora. Dividing the site is a boundary line of mature scrub in an area of impeded drainage. This mature scrub area is also identified as one of the core biodiversity assets of the site. The area is likely to be of interest to invertebrates and birds due to the variety of species, small areas of open water and standing deadwood. The grassland immediately around the scrub areas has more diversity than the remainder of the fields.



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**Figure 12: Site Core Biodiversity Assets**

- 2.9.3 The grassland in the northern (large) field is of little ecological interest, being species poor. The other two existing fields (field to the south of the northern field and the easterly field), consist of tussocky grassland which is infrequently or lightly grazed. These fields have low species diversity, but are of interest as they have good structure; providing habitat for invertebrates and small mammals. The most northerly of the two garden areas included in the allocation / Brief site, contains mature fruit trees.
- 2.9.4 There is one short section of dry stone wall at the north-west corner of the site and another adjacent to the site linking the mature hedgerow/ scrub on site with Holme Beck to the east. Both of these have the potential to provide sheltered dispersal routes for mammals and amphibians, linking with mature hedgerows and scrub on the site, and with small drains, Holme Beck and hedgerows adjacent to the site.
- 2.9.5 There are no statutory or non-statutory designations or priority habitats within the boundary of the site. A total of 307 key species has been recorded within 2km of the site since 1980, including 58 plant species, 123 bird species, 22 mammal species and 104 other animal species.

## **2.10 Accessibility**

### **Road Access**

- 2.10.1 There is currently no public vehicular access into the site. The site can be accessed by agricultural access gates. One such gate provides access to/from the adjoining field to the north (not part of the allocation site). There is no field gate access currently in use that provides direct access from the site on to Milnthorpe Road. Agricultural vehicle access to the smaller field (to the rear of Hillcrest, Sunnymount and Greenacre), is provided via a gravel surfaced access track leading from Milnthorpe Road (B6384). There is an agricultural field gate access from Mayfield Avenue on to the most easterly part of the site. There is no existing vehicle access to those parts of the allocation/Brief site that are located to the rear of the dwellings; Rose Croft and Laurel Bank.

### **Rail Access**

- 2.10.2 Carnforth and Oxenholme Railway Stations are situated (West Coast Main Line and Windermere branch line) respectively, approximately 12 km (via A6) and 14 km (via A6070/A590/A65), from the site.

### **Bus Provision**

- 2.10.3 There is an hourly bus service (Stagecoach 555 service) north (to Kendal via Holme, Milnthorpe) and south through the village (to Lancaster via Carnforth). This operates Monday to Saturday with a more limited service in the evening and on Sunday. There is no direct service to Westmorland General Hospital.



## Cycle Access

- 2.10.4 The site does not have any existing dedicated cycle access directly to / through the site. National Cycle Network Route 6 (Watford to Keswick) and Route 70 (Walney to Wear) are respectively 2.5 km west and 7.8 km north of the site (direct line distances).

## Pedestrian Access/Public Rights of Way (PRoW)

- 2.10.5 A public footpath (footpath number 533004) part of the named Limestone Link, runs east – west between Milnthorpe Road and North Road. Part of the footpath is within the site boundary; the most easterly field. The footpath crosses a small bridge over Holme Beck (see Figure 13). There is also a public footpath on the eastern side of Holme, alongside the Lancaster Canal.



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**Figure 13: Existing routes in and around the site**



## **2.11 Local Open Space Provision**

- 2.11.1 The most eastern end of the site adjoins an area of informal public open space, next to Holme Beck. This open space is owned by the Council (SLDC) and is located between the Brief site and Pear Tree Park. The nearest existing equipped children's play area is located approximately 280 metres from the centre of the site. It is a small equipped play area, with three pieces of equipment. This play area is located south-west of the site, off Mayfield Avenue. It is next to Holme Beck. To the east of the site, within the Pear Tree Park housing area are two other play areas; (next to 19 Twinter Bank and 47 Pear Tree Park).
- 2.11.2 There are no indoor sports facilities. Recreational outdoor sports facilities, known as 'the Community Sports Field', is provided off Milnthorpe Road. It is currently used by Milnthorpe Football Club. There is no all-weather sports pitch(s) currently in Holme. The Holme Bowls and Cricket Clubs are located off North Road, next to the primary school.
- 2.11.3 A large range of recreational facilities (including a leisure centre, golf courses, rugby and cricket clubs and a dry ski slope) are situated in Kendal, approximately 13.75 km from the site.
- 2.11.4 With regard to informal recreation, a public footpath adjacent to the site provides easy access to the wider public rights of way network extending into surrounding countryside and providing links to other nearby communities (e.g. Holme Mills and Beetham).

## **2.12 Archaeology and Heritage**

- 2.12.1 There is a grade II listed boundary post (located on Milnthorpe Road – on the other side of the road from the site's western boundary; near to the public footpath). Listing entry number 1335710.
- 2.12.2 Cumbria County Council's Historic Environment Officer advises that the site raises negligible archaeological implications. Archaeological issues do not need to be considered in the Brief.

## **2.13 Ground Conditions**

- 2.13.1 There is no recorded contamination on the site.

## 2.14 Noise Considerations

- 2.14.1 The West Coast Mainline Railway runs north/south to the west of the site, beyond the B6384 (Milnthorpe Road). Noise from passing high speed trains can be heard from the site.

## 2.15 Flooding and Surface Water Drainage

- 2.15.1 The Environment Agency flood maps indicate that the whole of the site lies within Flood Zone 1 and is therefore considered to be at low risk from river or sea flooding. The Environment Agency's flood risk maps are available at [Gov.UK Flood Map for Planning](#)). These maps provide information on locations susceptible to flooding from rivers and the sea. Holme Beck is classed as a 'main river'. Under the terms of the Environmental Permitting (England and Wales) Regulations 2010 as amended, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within eight metres of the top of the bank of Holme Beck.
- 2.15.2 Although outside the site allocation boundary, the Environment Agency advise that in reference to a suitable boundary treatment for the eight metre undeveloped buffer along Holme Beck, they have no preference as to the form of boundary treatment. However, they would wish to see some form of demarcation to ensure this area remains in its natural undeveloped state to maximise biodiversity and so that it does not, for example, become part of an informal recreational space where the grass is mown on a regular basis. This has implications in terms of how much of the space can be used for an equipped neighbourhood play facility and for the area of public open space to be used for informal recreation purposes and therefore, how much of the eastern field of the site may be required for such purposes.
- 2.15.3 The Environment Agency's surface water flood risk mapping can be found at [Gov.UK Flood risk from surface water extent of flooding](#) (when the web page has opened, then click on 'flood risk from surface water'. The mapping (as when viewed at 2<sup>nd</sup> March 2018) shows high surface water flood risk along Holme Beck (a main river), to the east of, and outwith the allocation site boundary. There is also an area of both low and medium surface water flooding within the south eastern part of the most eastern part (field) of the allocation site (to the rear of the houses on Mayfield Avenue). In addition, the field boundary area, between the most easterly field and the fields allocated to the west, are at risk from surface water flooding. The risk varies along the length of the boundary, from low, through to medium and high. The surface water flood risk extends in a south westerly direction outwith the allocation site, towards Milnthorpe Road – here there is a mix of low, medium and high areas of surface water flood risk. Spring(s) (issuing) are located on the eastern part of the site. Surface water flooding also occurs to the south along Mayfield Avenue (road and rear gardens). The small stream in the north

western corner of the allocation site (next to Milnthorpe Road and the Public footpath sign), is shown as low surface water flood risk. The stream is culverted under Milnthorpe Road.

- 2.15.4 Surface water drainage plans relating to Phase 4 of the Pear Tree Park development (Mayfield Avenue), show five (T1 to T5) trench soakaways each having two man hole covers. The soakaways are located to the rear of the new build houses on Mayfield Avenue. The soakaways are located just within the southern/south-eastern boundary of the allocation site. Some of the soakaways are not within existing garden curtilages – they are within the undeveloped allocation site.

## **2.16 Utilities**

- 2.16.1 United Utilities has advised that there is an existing gravity foul only sewer which runs behind existing properties on Milnthorpe Road. It passes through the western part of the site, including through the rear gardens of Laurel Bank and Rose Croft and the garden of Greystone and Shangri La, then through Stone Court to a wastewater pumping station on The Crescent. The nearest surface water sewer is located on Mayfield Avenue. For further advice contact United Utilities at ([WastewaterDeveloperServices@uuplc.co.uk](mailto:WastewaterDeveloperServices@uuplc.co.uk))
- 2.16.2 Electricity North West (ENW) advise that they have major infrastructure in the form of a 132,000 volt overhead electric line in situ across the site. Electricity North West have legal consents in place (and statutory powers) to maintain the electric line in situ.
- 2.16.3 Electricity North West also advise that there is an LV cable along Milnthorpe Road (along the west border of the Brief site). The also advise that there might be an LV cable on the eastern border of the site (along Mayfield Avenue).
- 2.16.4 In terms of services and utilities, there are no known constraints to the provision of gas, electricity or water supply on the site, although the precise means of supply and connection will be confirmed through discussions with the relevant utility bodies as part of any planning application.

## 3 Development Framework/Guidance

### 3.1 Housing Evidence and considerations

#### Housing Need Evidence

- 3.1.1 The Council's [Strategic Housing Market Assessment \(final report, October 2017\)](#) suggests for South Lakeland District, a lower need for four or more bedroom homes across market types; market, low-cost home ownership and affordable housing (rented). For the open market sector in South Lakeland, the 2017 SHMA suggests that most housing need is for two and three bedroom properties. These are not specific targets, but indicative of the need (based on evidence) in the housing market area over the period 2016 – 2036. Comments received at the Brief's Issues and Options consultation stage suggest a need for bungalows (for an aging population) and affordable homes for local people.

#### Housing for Older People

- 3.1.2 South Lakeland's population is ageing significantly, and it is important that the housing needs of older people are planned for in new developments. The County Council has recently published its new [Extra Care Housing and Supported Living Strategy \(2016-2025\)](#). It contains an analysis of current supply of extra care<sup>1</sup> housing against projected demand estimates for 2025. In South Lakeland it identifies a shortfall of 500 extra care housing units by 2025. Further work has been undertaken by Cumbria County Council to break this need down to the six Housing Market Areas in South Lakeland. This is represented in the South Lakeland District Council and Eden District Council Older Persons' Housing Strategy 2018 – 2025.
- 3.1.3 South Lakeland District Council's Older Persons' Housing Strategy 2018 – 2025 identifies a need for extra care housing in the Housing Market Areas of Kendal, Ulverston and Furness, Cartmel Peninsula, Rural Kendal, Central Lakes and Dales.
- 3.1.4 It is considered that the location of extra care housing development in relation to access to services and facilities would need careful consideration.

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<sup>1</sup> Extra Care housing is sometimes referred to as 'assisted living', or 'very sheltered housing'. It is housing designed with the needs of frailer older people in mind, and with varying levels of care and support available on site, usually comprising of domestic and personal care staff on site. People who live in Extra Care housing have their own self-contained homes, their own front doors and a legal right to occupy the property. Extra care schemes often include facilities such as communal lounges, laundries, computer rooms, fitness rooms and dining rooms/restaurant. Extra Care housing is a popular choice as it provides an alternative to care homes. Extra Care properties can be affordable, private open market, rented, owned or part owned/part rented.

## **Housing Technical Standards Review**

- 3.1.5 The outcome of the Government's housing technical standards review was set out in the Planning Written Ministerial Statement on 25 March 2015. This affects the types of technical standards local authorities can apply to new housing.
- 3.1.6 The Council is seeking to introduce the optional building regulations in relation to accessibility and adaptability (M4(2) and M4(3) standards) through its emerging Development Management Policies DPD<sup>2</sup> and proposals for the site will need to have regard to the status of this policy at the time of the planning application.

## **3.2 Traffic and Movement Framework**

### **Vehicular access into and through the site**

- 3.2.1 Sustainable development should be permeable. Cumbria County Council has advised that two vehicular accesses into the site; one from Milnthorpe Road (B6384) as a main access and one from Mayfield Avenue, are required, reflecting the Cumbria Development Design Guide<sup>3</sup> and based on national ministerial guidance.
- 3.2.2 Gateway features should be designed to replace the 30 mph terminal signs, taking into consideration any existing road / footpath / verge widths and ensuring that any design accommodates motorised vehicles / cyclists and pedestrians.
- 3.2.3 Cumbria County Council also recommends that road lighting along Milnthorpe Road (currently terminating on Milnthorpe Road near to the dwelling 'Hillcrest'), should be extended to a point adjacent to the proposed gateway feature.
- 3.2.4 The exact location and detailed design of access arrangements will be agreed with Cumbria County Council and determined through the planning application.
- 3.2.5 A main residential street should wind its way through the centre of the site. It should be designed in a way to reduce traffic speeds (to a maximum of 20mph) and provide a safe and attractive route for pedestrians and cyclists. 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

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<sup>2</sup> The Development Management Policies Development Plan Document (submission version), submitted to the Planning Inspectorate 28<sup>th</sup> February, 2018.

<sup>3</sup> Cumbria Development Design Guide, Cumbria County Council, published November 2017; provides detailed guidance in relation to highways and Sustainable Drainage Systems (SuDs).



function. Advice should be sought from the Cumbria Highways Authority regarding appropriate carriageway and footpath widths for the main road.

- 3.2.6 The main road should feed a series of lower hierarchy streets which will serve the housing areas. Consideration should be given to shared surface streets, where appropriate, and other measures to ensure low speeds and the prioritisation of pedestrians over vehicles.

### **Pedestrian and cycle access into and through the site**

- 3.2.7 It is important that the development of the site provides an attractive and safe walking and cycling network that encourages active travel within the site and integrates it with surrounding areas. The movement framework should be based on desire lines and focus on making journeys within, into and out of the site, as well as through the site. Active travel routes (pedestrian/cycle) should aim to link the site to key destinations within the village (e.g. the primary school, parish hall, outdoor sports facilities (cricket and football playing fields), bus stops, the Spar shop and Post Office/newsagents etc.). A pedestrian/cycle link to Mayfield Avenue is essential in this respect. Safe, sustainable means of access, from the development to such facilities, should be promoted within the required travel plan, with the aim of supporting the creation of sustainable communities, active travel and integration with the rest of the village.
- 3.2.8 Initial investigations suggest that it will not be possible to install a footway on the B6384 Milnthorpe Road, due to the width of the existing carriageway.
- 3.2.9 A public footpath, part of the Limestone Link, runs along the northern boundary of the site (Ref. 533004). Part of the footpath is also within the site boundary. It provides a link to the Lancaster Canal and the opportunity for links to it should be realised. Pedestrian and cycle routes should also link to the wider public rights of way network, providing access to open countryside. The nearest part of the National Cycle Network and the Cumbria Strategic Cycle Network is at Beetham, (NCN6), and 2.5 km west of the site.
- 3.2.10 Rights of way links can be pursued via Section 25 of the Highway Act 1980, which involves the entering into an agreement with the landowner to create/dedicate a public right of way to link up with the public footpath. Such an agreement would require Cumbria County Council Committee approval (Development Control and Regulation), as it is a potential maintenance liability and details of any works and/or conditions can be included in the wording of the agreement.
- 3.2.11 To maximise the integration of the site with the existing community and surrounding area, there are also opportunities for a new cycle/footpath link to connect the site with the existing South Lakeland District Council's public open space to the east, next to Holme Beck.

### 3.3 Design and Layout Framework

#### Site Specific Design Guidance and Housing Character Areas

##### 3.3.1 Character Area 1 – Southern Housing Area

*Objective:* To create a high quality, thoughtfully designed and distinctive residential neighbourhood which includes a mix of housing types of a design that takes pointers from the existing traditional local vernacular; which respects the amenity of adjacent residents; encourages walking, cycling and informal recreation through the provision of active travel routes; and is well linked with neighbouring areas. An area that incorporates in the site layout (allowing for access), as much of the existing boundary hedgerows as possible.

##### *Landscaping and Green Infrastructure:*

- A multi-functional access corridor bounds the northern edge of this housing area, providing a vehicular access, active travel (walking and cycling) opportunities, as well as wildlife enhancement and possible Sustainable Drainage System Functions;
- On the eastern edge of this housing area is a multi-functional access corridor, which links with a green corridor (under the overhead electricity line) and a buffer area for the mature scrub/hedgerow. The topography of the eastern end of this character area, (in-between the overhead power line and the mature scrub/hedgerow), has a relatively steep slope compared to the rest of the site. Any planting in this character area, in proximity to the overhead power lines, will be subject to Electricity North West Ltd's requirements, guidance and the easement concerning access to their infrastructure; and
- Existing mature boundary hedgerows are a key natural feature which adds to the character of this area. There is an opportunity to incorporate the retention of these hedgerows and any existing hedgerow and orchard trees (allowing for breaks for access), in to the layout design for this area.

##### *Orientation, Scale, Density and Layout:*

- Reference to be taken from traditional village layouts typical of the area; design and layout to avoid replicating the appearance of a suburban housing estate tagged onto the edge of a village;
- Houses to maintain an active frontage by facing (or at very least not turning their backs on) key access routes and multi-functional green corridors;
- To work with the landform/site contours in terms of orientation and layout;
- Careful layout and orientation of development on the western and southern edge of this housing area to avoid intrusive overlooking of the existing housing that bounds this area; and,

- Careful consideration of the height and scale of development. It should be of a level commensurate to the remainder of the site; in so much that this part of the site is more elevated than the eastern part of the site. Development should not dwarf the remainder of the site in this respect. Existing housing also bounds this character area and so careful consideration is needed of height and scale.

### 3.3.2 Character Area 2 – Northern Housing Area

*Objective:* To create a high quality, thoughtfully designed and distinctive residential neighbourhood which includes a mix of housing types, which are of a design that takes pointers from the existing traditional local vernacular; creates an attractive transition from village to open countryside; works with the existing landform; and encourages walking, cycling and informal recreation, through the provision of active travel routes.

#### *Landscaping and Green Infrastructure:*

- A multi-functional access corridor (indicative route) crosses this character area from west to east, providing a vehicular access, active travel (walking and cycling) opportunities, as well as wildlife enhancement and possible Sustainable Drainage System functions;
- A multi-functional green corridor (western) which bisects this site from north to south. The west – east access corridor with its active travel (walking/cycling) opportunities, crosses part of this corridor. The north - south green corridor combines opportunities for a link to the public footpath to the immediate north and to the wider public rights of way network. There are also opportunities for biodiversity enhancements. The green corridor could combine landscape planting; a native species hedgerow with hedgerow trees, (the new planting reflecting existing landscape character) and possible Sustainable Drainage System Opportunities;
- A multi-functional green corridor (Central) linking with existing hedgerows and bisecting the site north to south. The high voltage overhead electricity line oversails the corridor. There are opportunities to combine a new pedestrian footpath link through this corridor to link with the existing public footpath adjacent the northern site boundary. To provide net biodiversity gain, there could be an opportunity to incorporate additional planting including hedgerow/shrub planting (subject to the proviso that planting would need to meet Electricity North West Ltd.'s requirements);
- A buffer area for the mature scrub/hedgerow provides opportunities for informal public open space and net biodiversity gain through new planting;
- Opportunities for new tree planting along the northern boundary of this character area, (see Paragraph 4.19 of the Brief); and

- The retention, wherever possible, of key landscape features including the existing boundary hedgerows, trees and the retention of, or if this is not possible, then the remodelling of the drystone boundary wall located in the north eastern corner of the character area.

*Orientation, Scale, Density and Layout:*

- Reference to be taken from traditional village layouts typical of the area; design and layout to avoid replicating the appearance of a suburban housing estate, tagged onto the edge of a village;
- Careful layout and orientation of development on the southern edge of this housing area to avoid intrusive overlooking of the existing housing, that bounds this area;
- Careful orientation and possibly lower density housing towards the northern and the western parts of this housing area, to soften the transition from the countryside to the built environment;
- Houses to maintain an active frontage by facing (or at very least not turning their backs on), key access routes and multi-functional green corridors;
- Consideration to be given to maintaining an active frontage towards the A6384 (Milnthorpe Road) and along the northern boundary, to ensure legibility of the urban extent of the village and to assist in softening the landscape impact of the development; care must be taken to avoid replicating an abrupt edge to the village in terms of form, scale and appearance;
- The western and eastern parts of this character area are more elevated / steeply sloping relative to the rest of the Brief site. Careful consideration is needed of the height and scale of development. Development should not dwarf the remainder of the site in this respect. The western part of this area is particularly sensitive, being visible when approaching Holme from the south along the B3684; and
- To work with the landform/site contours, in terms of orientation and layout.

### 3.3.3 Character Area 3 – Eastern Housing Area

\*The character of this area will be dependent on the open space and drainage requirements for the site; how these are incorporated in terms of design and location. These factors will shape the scale, form and design of any housing in this area.

*Objective:* To create a high quality, thoughtfully designed and distinctive small scale residential neighbourhood, which includes a mix of housing types of a design that takes pointers from the existing traditional local vernacular and works with existing landform. Housing that respects amenity; and a neighbourhood that encourages walking, cycling and informal recreation, through the provision of active travel routes linked to the provision of: informal

public open space, the informal public open space that is required to have a recreational function; and an equipped neighbourhood play facility that is well linked with neighbouring areas.

*Landscaping and Green Infrastructure:*

- An area of scrub/overgrown hedgerow bounds the western edge of the existing eastern field. Except for allowing through access from the western to the eastern part of the Brief site, the scrub / hedgerow should be retained;
- There are opportunities to enhance the biodiversity of the existing eastern field, by the planting of native species trees (heavy standards) randomly within the existing northern site boundary hedgerow. Care will be needed to not obstruct the adjacent public footpath. Planting should still allow views into/out of the site. There are also opportunities within the wetter grassland (in proximity to the mature scrub/hedgerow), for new planting (wetland species plants) to enhance biodiversity; and
- Most<sup>4</sup> of the eastern field (of the Brief site) will be used for informal public open space as per Land Allocations Policy LA2.15. The existing eastern field area could provide active travel (walking and cycling) opportunities along the access corridor which bisects this area. It could also provide links to; the existing public footpath to the north, to the SLDC open space and to the new neighbourhood play facility and the open space used for informal recreation on the eastern part of the existing field, to Mayfield Avenue and village facilities. There may be possible Sustainable Drainage System opportunities within the eastern field area.

*Orientation, Scale, Density and Layout:*

- Reference to be taken from traditional village layouts typical of the area; design and layout to avoid replicating the appearance of a suburban housing estate tagged onto the edge of a village;
- Orientate any housing so that it overlooks the adjacent informal public open space and play area uses as far as possible; and
- Careful layout and orientation of development within the eastern field, to avoid any intrusive overlooking of the existing housing that bounds this area.

3.3.4 Existing Gardens Area – South of Character Area 1

At the time of writing the Brief, it is the Council's understanding that although included in the housing allocation site, the owners' of the two properties, Rose Croft and Laurel Bank, located to the south of, and adjoining Character Area 1

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<sup>4</sup>Land Allocations DPD Policy LA2.15 provides for the delivery of about 25% of the eastern end of the allocation site will be an area of informal public open space. For clarity this means 25% of the eastern end of the Brief site as indicated on the Land Allocations DPD Policies Map which equates to 0.9 hectares, leaving 0.37 hectares.



– Southern Housing Area, do not wish part of their rear gardens to be developed. The Brief process cannot remove these areas from the allocation. Rather than showing the two ‘garden’ areas included in the allocation, as a specific housing character area on Figure 2 in the Brief - the Land Use Proposals Map (indicative), Figure 2 instead shows the existing gardens as a ‘potential area for housing’. Should the position on the ‘availability’ of the allocated garden areas change, then the following site specific design guidance is considered appropriate.

*Landscaping and Green Infrastructure:*

- The retention, wherever possible, of key landscape features including the existing boundary hedgerows and trees; and
- Ideally, the existing boundary hedgerows and trees should not be incorporated into private gardens within development. Doing so, will help ensure their continued protection and maintenance.

*Orientation, Scale, Density and Layout:*

- Reference to be taken from traditional village layouts typical of the area; design and layout to avoid replicating the appearance of a suburban housing estate tagged onto the edge of a village;
- Careful layout and orientation of development on the western and southern edge of this area to avoid intrusive overlooking of the existing housing that bounds this area; and
- To work with the landform/site contours in terms of orientation and layout.

3.3.5 For clarity, Figure 2 of the Brief– the Land Use Proposals Map, shows as ‘Existing Gardens’, relatively small areas of land adjoining the southern end of the allocation/Brief site boundary. These areas on the eastern field, now form the ‘fenced off’ rear gardens of existing housing on Mayfield Avenue. Although still forming part of the 2013 housing allocation, in reality, these areas are not now available for development.

### **3.4 Landscape, Open Space and Green Infrastructure Framework**

#### **Introduction**

3.4.1 Green Infrastructure is the term given to a network of **multi-functional spaces** that can enhance existing and create new wildlife habitats, mitigate against or help adapt to climate change and provide recreational and health and wellbeing benefits for people. It can be made up of a range of assets such as waterways, ponds, open spaces, parks and gardens, play areas, footpaths, allotments, woodlands, hedgerows, trees, playing fields, green roofs/walls and the wider countryside. The multi-functional nature of green infrastructure

elements should be borne in mind in considering the design and layout of the development as a whole.

- 3.4.2 Policy LA2.15 of the Local Plan – Land Allocations DPD requires ‘a landscape and green infrastructure framework delivering about 25% of the eastern end of the site as informal public open space, protection of trees, hedgerows and orchards and the avoidance of development close to power lines...’. To guide the requirements, principles and recommendations set out below, the Council commissioned a report to provide landscape advice. This has been used as background guidance to support the landscape / open space framework for the site.

### **Open Space Requirements**

- 3.4.3 The South Lakeland Core Strategy (Policies CS8.3a and CS8.3b) sets a range of accessibility standards and quantity standards for open space and recreation. New development is expected to ensure that its residents will have convenient access to high quality open spaces.
- 3.4.4 The East of Milnthorpe Road site will be expected to provide a range of open spaces. Taking reference from the site’s landscape characteristics, wider landscape characteristics of the area, local context, nature and linkages with surrounding areas and uses, an indicative landscape, open space and green infrastructure framework has been devised. This is described further below.
- 3.4.5 The approach to play provision for the site needs to take account of existing play provision in the area. The neighbourhood play facility will be equipped taking account of Appendix 2 (of this document). It will not include a formal floodlit MUGA – multi-use games area. The recreation area will be informal in nature. It will provide opportunities for informal play (e.g. a grassed area suitable for games/kicking a ball). South Lakeland District Council will manage and maintain both the play facility and the informal recreation area.
- 3.4.6 The Council has commissioned an audit of its play spaces. The audit will provide recommendations for the treatment of existing spaces and future provision. The findings of the audit will prioritise the Council’s resources for the management of its play spaces. The audit is yet to be finalised and published and therefore reference to it and the suggestions and requirements in the Brief, are based on the evidence/information available at the time, (April 2018).
- 3.4.7 The site needs to be served with good pedestrian and cycle access providing safe attractive access and any pedestrian/cycle routes through the allocation site. The neighbourhood play facility could include more creative play opportunities and not just be limited to traditional standard play equipment. The play facility should benefit from good levels of natural surveillance from existing and any new housing and from nearby foot and cycle path. This will be an important consideration in determining the extent to which part of the allocation site may be required to perform such a function

- 3.4.8 The specific requirements will be finalised at the pre-application/planning application stage through discussions with the developer and South Lakeland District Council's Community and Leisure team, including the requirement for developer contributions. A developer contribution to the fixed play facilities will be required proportionate to the scale of development and need that it generates. A developer contribution will also be required towards the open space that will provide an informal recreation function – for informal play
- 3.4.9 Holme Parish Council also have aspirations, detailed in their completed (Jan. 2018) Holme Community Led-Plan. The final plan is published on their website. The community led plan sets a framework of policies and proposals for the village of Holme over the next 5 to 10 years. Although it is right for the Brief to have regard to, and include details of the parish council's aspirations for a new build community hall and other community recreation facilities on the eastern end of the site and/or on the adjacent land owned by SLDC, the Brief cannot require the provision of new formal recreation facilities or new community facilities. These land uses/development are not contained within adopted local plan policy for the site.

## **Landscape and Green Infrastructure Framework**

### **A: Access Corridor**

- 3.4.10 The main road through the site could comprise a multi-functional access green corridor combining vehicle access with active travel routes (pedestrian and cycle links), biodiversity enhancements and contribute to Sustainable Drainage System functions. There would be opportunities to segregate the cycle/pedestrian links along this corridor, creating a safe and attractive active travel route that links to the wider highway network. Routing part of the access green corridor adjacent to the mature hedgerow (that separates the northern field with the field to the south), will help to facilitate the protection and maintenance of much of this hedgerow length. There may be an opportunity to incorporate the existing small watercourse located in the site's north – eastern corner into the green corridor.

### **B: Western – Multi-Functional Corridor**

- 3.4.11 A green corridor could be located on a north-south alignment on the higher part of the site. It would then have a biodiversity role, connecting with the existing hedgerow network; the existing hedgerow to the north, outwith the site boundary, the northern site boundary hedgerow and the existing hedgerow site boundary to the south. New landscape planting within the green corridor on the rising, more steeply sloping land, also has a role in; helping to subdivide housing areas and to provide a backdrop to rooflines. As such, it supports existing landscape character. The green corridor could combine landscape planting; a native species hedgerow with hedgerow trees. There is an opportunity to segregate the main through site cycle – pedestrian link (along

the access corridor), allowing the links to utilise a section of the Western - North South Green Corridor.

#### C: Central – Multi-Functional Corridor

- 3.4.12 A green corridor could be positioned on a north – south alignment following the alignment of the overhead high voltage electricity line<sup>5</sup>. This green corridor has the opportunity to provide multiple functions; it should include a pedestrian link integrated with the main access green corridor helping to provide a network of active travel routes. A green corridor in this location also has a role in helping to subdivide housing areas. To provide net biodiversity gain, there could be an opportunity to incorporate additional planting including hedgerow/shrub planting (subject to the proviso that planting would need to meet Electricity North West Ltd.'s requirements) and locally native wildflower mix. This should be explored. Early discussions with Electricity North West's Estates and Wayleaves Manager, is advised as the corridor also functions to allow ENW access to their above ground infrastructure. Developers are advised to contact ENW in order to determine how the area underneath the electricity line should be treated.

#### D. Buffer for Mature Scrub/Overgrown Hedgerow

- 3.4.13 This area provides an opportunity to provide informal public open space. The southern end of this area links with the Central Corridor and the Access Corridor. The spaces main function could be as a buffer between housing development and the existing area of mature scrub/overgrown hedgerow. Cumbria Wildlife Trust was commissioned by the Council to provide biodiversity and ecological advice. They identified the area of scrub/mature hedgerow as a core biodiversity asset; an area of primary ecological importance. Cumbria Wildlife Trust recommend a buffer zone of at least five metres from the overgrown hedgerow. The land immediately around the scrub at the bottom of the hill is waterlogged, so this limits use.

#### E: Informal Public Open Space

- 3.4.14 This area is bordered to the west by the area of mature scrub/overgrown hedgerow. This multi-functional area should provide informal public open space, active travel opportunities, landscape and ecological enhancements. Sustainable Drainage System function opportunities should also be explored. The access green corridor with associated bisects the open space from west to east.
- 3.4.15 There are opportunities to provide a pedestrian link from the main access corridor to connect with the 'Limestone Link' right of way located adjacent to the site's northern boundary. A suitable point may be in the north eastern

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<sup>5</sup> Local Plan - Land Allocations DPD Policy LA2.15 states '... Development must make provision for the following....the avoidance of development close to power lines...'.

corner of the open space, near the footbridge over Holme Beck. Pedestrian access links should be provided into the area for play.

- 3.4.16 The informal public open space presents opportunities for landscape and biodiversity enhancements. Any planting of trees within, or near to the open space's northern boundary, will need to take account of the limestone Link public footpath. This crosses east west across the northern edge of the site. Landscaping within the open space area, should be located so that it will allow views out of the site / into the site from the north and allow overlooking over the open space from the existing housing on Twinter Bank and Mayfield Avenue.

#### F: Area for Play

- 3.4.17 A neighbourhood play facility (not to include a formal MUGA) and an area of public open space providing an informal recreation function, will be required to meet the recreational needs associated with play; informal games e.g. kicking a ball and informal sports. The 25% informal public open space (as required in Land Allocations DPD Policy LA2.15) should, in part, provide such a function. This would accord with the provisions of the policy. The neighbourhood play facility will be equipped taking account of Appendix 2 (of this document). The play facility could include more creative play opportunities and not just be limited to traditional standard play equipment. The play area should benefit from good levels of natural surveillance from existing and any new housing and from the nearby on site foot and cycle path. Both the neighbourhood play facility and the informal open space that will provide a recreational function, will be managed and maintained by South Lakeland District Council.

#### G: New Landscape Planting to the Northern Site Boundary

- 3.4.18 Cumbria Wildlife Trust has advised that the hedgerows are already diverse and tall increasing their value for wildlife. Hawthorn and blackthorn dominate along the northern hedgerow, but elder, ash, holly, hazel and dog rose are frequent. There is an opportunity for further enhancement by planting new heavy standard native species trees, randomly spaced, within the existing hedgerow.

#### Protection of existing features

- 3.4.19 The retention, wherever possible, of key landscape features including the existing boundary hedgerows, trees and the retention of, or if this is not possible, then the re-modelling of the drystone boundary wall located in the north eastern corner of the character area.



### **3.5 Ecology/Biodiversity – Guidance**

- 3.5.1 Guidance provided below, is based on ecological advice provided by Cumbria Wildlife Trust. The development of land East of Milnthorpe Road will provide important habitat and species enhancements. The protection of core biodiversity assets, including boundary scrub/trees and drystone walls, will help to protect habitats and species, whilst the creation of new green space and corridors and additional landscape planting, will result in the enhancement and extension of existing habitats. In addition, the Sustainable Drainage System Network may be designed to create benefits for wildlife and enhance the site's ecological value.
- 3.5.2 The proposed network of vehicle access, green corridors and green space, will help to provide a network of wildlife corridors which will help to provide a sense of continuity between Holme and the surrounding countryside and allow species to migrate and reinforce habitats.
- 3.5.3 The area of scrub/mature overgrown hedgerow, should be included as part of any open space provision requirement on site. The scrub divides the site, so any breaks in this feature to allow access, should occur on the southern (preferable) extent of this scrub to maintain the integrity of the remaining habitat.
- 3.5.4 The restriction to development of the overhead electricity cables, just to the west of the mature scrub, could be capitalised on for biodiversity gain. The mature scrub/overgrown hedgerow is very diverse and is a key area of biodiversity on site. The land around the scrub is waterlogged with standing water and there are records of a small spring to the north, which presents a good opportunity to create a pond or wetland area (possibly as part of a Sustainable Drainage Scheme). Some wetland flowers are already present in the wetland adjacent to the scrub, and these could be enhanced by seeding or plug planting. A small pond would provide excellent breeding habitat for common amphibians and existing surrounding scrub and hedgerows provide good connectivity.
- 3.5.5 All existing hedgerows, trees and scrub, should be protected during and post development by the use of buffer zones. The root systems should be protected during the construction phase of development. The loss of any hedgerow through the development (i.e. for access routes) should be minimal and mitigated by planting of others of equal or greater ecological value. Any trees, scrub or bramble, to be removed during the bird nesting season (mid-February to the end of September), should first have a breeding bird check carried out by a suitably qualified ecologist.
- 3.5.6 There is one short section of drystone wall at the north-west corner of the site and another section adjacent to the site linking the mature scrub on site with Holme Beck, to the east. Both of these, have the potential to provide sheltered

dispersal routes for mammals and amphibians, linking with mature hedgerows and scrub on the site and with small drains, Holme Beck and hedgerows adjacent to the site. The drystone walls should be retained and repaired wherever possible and left un-pointed. Where possible, retained and new hedgerow and wildlife corridor features should link with and complement existing dry stone walls.

- 3.5.7 The development should, wherever possible, incorporate wildlife friendly features such as: swift and swallow boxes; bat bricks; hedgehog hole fencing; and habitat piles.
- 3.5.8 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.
- 3.5.9 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.

## **3.6 Flooding and Surface Water Drainage – Guidance**

- 3.6.1 The Environment Agency advise that the implementation of Sustainable Drainage Systems (SuDS) should be carefully considered. These techniques can provide a method for reducing runoff that could otherwise lead to flooding. They can also minimise pollution impacts, improve biodiversity and provide amenity areas. The Environment Agency confirm that the site is above a Secondary Aquifer B. They recommend that deep infiltration systems for the disposal of surface water are not used. If infiltration drainage is proposed, then it must be demonstrated that it will not pose a risk to groundwater quality. The Environment Agency consider that infiltration SuDS greater than 2.0 metres below ground level, to be a deep system and generally not acceptable. All infiltration SuDS require a minimum of 1.2 metres clearance between the base and peak seasonal groundwater levels. All need to meet the criteria set out in the Environment Agency's Groundwater Protection: Principles and Practice (GP3) document. In addition, they must not be constructed in ground affected by contamination.
- 3.6.2 Surface water runoff must not exceed greenfield runoff rates. The County Council welcome rates which are less than existing, to reduce the impact of flooding. A surface water management scheme will be required to demonstrate the discharge of surface water, taking into account water courses south of Moss Lane. Environment Agency surface water flooding mapping shows existing surface water flooding in the region around the existing

hedgerow, which bisects the eastern field from the rest of the site. This area and the undefined 'wetter area', shown indicatively on the Brief's Constraints and Opportunities Map, is subject to localised surface water flooding. This area should be protected as an area used for the purposes of flood risk management (which could also provide amenity value and a wildlife habitat). The effect of the road link through this area on the flood risk management function of the area should be minimized and any loss should be compensated for.

- 3.6.3 Cumbria County Council (Lead Local Flood Authority) advise that development must be drained by SuDs, which will not function if already flooded, so space is likely to be needed for additional SuDs features at the low points of the site adjacent to the areas at risk of flooding.
- 3.6.4 SuDs drainage should be used throughout the development, making use of techniques such as: swales; detention basins; wet lands; filtration strips and permeable paving. Infiltration should be used where feasible, although this might be difficult in places because of the high water table. Infiltration is top of the hierarchy of drainage options, so the first approach should be infiltration, which needs to consider: the height of the seasonally high water table; the risk of ground instability or subsidence due to infiltration; the deterioration in groundwater quality due to infiltration; and the effect of infiltration on groundwater levels due to infiltration, with respect to groundwater flood risk.
- 3.6.5 Groundwater conditions, including the presence of any springs, across the site should be investigated, together with any likely impacts elsewhere - off site. Cumbria County Council (as Lead Local Flood Authority - LLFA) advise that as the site is above a Secondary B Aquifer, deep infiltration systems for the disposal of surface water should not be used. Any infiltration on this site must be shallow and spread around the site avoiding point sources of infiltration. If infiltration is not suitable as a drainage destination, then other options include utilising the existing Holme Beck watercourse to the east of the site and existing drainage infrastructure to the south west of the site (however, this is already over capacity and would require third party land involvement, including a survey of the system and repairs/improvements as necessary to make the 1 in 100 year plus climate change standard).
- 3.6.6 The use of underground attenuation systems will only be accepted where other forms of SuDs, managing water on the surface, are not feasible.
- 3.6.7 Part of the site (eastern field) is already used for soakaway drainage for properties on Mayfield Avenue. The developer must investigate flows into the site that originate from outside of the site, including the soakaways that serve Mayfield Avenue. Any input of flow from outside the site will need to be managed. The developer must consider the effect of these soakaways on the development site. It is understood that the soakaways (to the rear of Mayfield

Avenue) are covered by an easement The County Council recommend that existing soakaways are not built over.

- 3.6.8 Cumbria County Council would welcome early discussions with developer(s) to agree a suggested surface water drainage strategy. The drainage design must meet the 'Non-statutory technical standards for Sustainable Drainage Systems' to avoid causing flooding elsewhere. The surface water system in which it is proposed to discharge, must be investigated to ensure that it is capable of receiving existing flow, plus the proposed discharge from the development with remedial action undertaken by the developer if required. The County Council are particularly keen to see at the pre-planning application stage:

- •Flood Risk Assessment Statement (checklist); and
- •Drainage Strategy / Statement & sketch layout plan (checklist).

- 3.6.9 To ensure that 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, requiring the need for a maintenance manual or an agreement (Section 104) is to be agreed with United Utilities.

### **3.7 Electricity – Guidance**

- 3.7.1 Electricity North West (ENW) advise that they have major infrastructure in the form of a 132,000 volt overhead electric line, in situ across the site. Electricity North West have legal consents in place (and statutory powers) to maintain the electric line in situ. Any future developer of the site is obligated to mitigate the impact of development on the electric lines in situ. Development must not encroach over either the land or any ancillary rights of access or cable easements.
- 3.7.2 If development is to take place in proximity to the lines, then it is extremely important that a developer seeks appropriate safety guidance from ENW in a timely manner; before the start of any works. Electricity North West advise, that ideally, land use in proximity to the line should be limited to new highways and open space. To determine specific clearance distances/ the minimum distance at which buildings could be constructed (and machinery /equipment etc. operated) beneath/in proximity to the line, would require the line/ topography to be surveyed. For further guidance, contact ENW's Estates and Wayleaves Manager, See Appendix 3 – Useful Contacts.
- 3.7.3 The Health and Safety Executive have published the following guidance: Document GS6 – Avoidance of danger from overhead lines and HS (G) 47- Avoiding danger from underground services. Both documents are available from The Stationary Office Publications Centre and The Stationary Office Bookshops.

- 3.7.4 Should there be a requirement to divert the electricity apparatus referred to in Section 2.16 (of this document) because of proposed development, then the cost of such a diversion would usually be borne by the developer. Developer(s) should be aware of ENW's requirements for access to inspect, maintain, adjust, repair, or alter any of their electricity distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of day or night.

### **3.8 United Utilities – Guidance**

- 3.8.1 United Utilities has advised that there is an existing gravity (foul only) sewer which runs behind existing properties on Milnthorpe Road. It passes through the western part of the site, including through the rear gardens of: Laurel Bank and Rose Croft; and the garden of Greystone and Shangri La; then through Stone Court, to a wastewater pumping station on The Crescent. The nearest surface water sewer is located on Mayfield Avenue. For further advice contact United Utilities at ([WastewaterDeveloperServices@uuplc.co.uk](mailto:WastewaterDeveloperServices@uuplc.co.uk))



## **4 Implementation and Delivery**

### **4.1 Partners**

#### **Who will deliver the development?**

- 4.1.1 Potential private housing developers and possibly Housing Associations will deliver the East of Milnthorpe Road site, in close liaison with South Lakeland District Council, Cumbria County Council and relevant third parties and statutory bodies.
- 4.1.2 Delivery of both the neighbourhood play facility and the informal recreation space, will require further discussion(s) between the developer(s) and SLDC, as part of the planning application process.

### **4.2 Planning Application Requirements**

- 4.2.1 Any future planning application should be submitted in accordance with national planning application validation requirements and information set out in the Council's Validation Checklist.
- 4.2.2 In addition to standard national requirements, which consist of a completed planning application form, location plan and other plans and elevations where appropriate, any planning submission will need to be accompanied by a suite of additional supporting information. The nature of information and the level of detail required will be agreed with the Council in accordance with its planning validation checklist guidance.

### **4.3 Infrastructure Requirements**

#### **Utilities**

- 4.3.1 In terms of services and utilities, there are no known constraints to the provision of gas, electricity or water supply on the site, although the precise means of supply and connection will be confirmed through discussions with the relevant utility bodies as part of any planning application.

#### **Foul drainage**

- 4.3.2 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. A detailed overall (whole site) foul /surface water Drainage Strategy should be submitted as part of any future planning application

#### **Electricity (Electricity North West Ltd.)**

- 4.3.3 Any future developer of the site is obligated to mitigate the impact of development on the electric lines in situ. Development must not encroach over either the land or any ancillary rights of access or cable easements.
- 4.3.4 To determine specific clearance distances/ the minimum distance at which buildings could be constructed (and machinery /equipment etc. operated) beneath/in proximity to the line, would require the line/ topography to be surveyed. For further guidance, contact ENW's Estates and Wayleaves Manager, See Appendix 3 – Useful Contacts.

### **Education**

- 4.3.5 To assess the impact of new development on education provision, Cumbria County Council initially uses a population model to estimate the pupil yield (the methodology of which is outlined in the County Council's Planning Obligations Policy document<sup>6</sup> page 27, figure 6). It is estimated that a development of 73 houses would yield 15 primary aged children and 10 secondary aged children. These figures are initial outline figures and more in depth assessments, using a dwelling led model (see page 27 figure 5 in the document referred to above) will need to be carried out when detailed housing plans as part of a planning application come forward. Developer contributions are likely to be required to fund any shortfall.
- 4.3.6 Cumbria County Council as the Local Education Authority will advise how to accommodate educational needs arising from the development at the planning application stage. The assessment of pupil yields from the site and school capacity will be updated each year in the annual review of the Infrastructure Delivery Plan.

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<sup>6</sup> <http://tinyurl.com/zq87n65>

## APPENDIX 1: Relevant Development Plan Policies

See website [www.southlakeland.gov.uk](http://www.southlakeland.gov.uk)

### South Lakeland Local Plan – Core Strategy

CS1.1	Sustainable Development Principles
CS5	The East (including Milnthorpe and Kirkby Lonsdale)
CS6.1	Meeting the housing requirement
CS6.2	Dwelling mix and type
CS6.3	Provision of affordable housing
CS6.6	Making effective and efficient use of land and buildings
CS7.3	Education and skills
CS8.1	Green Infrastructure
CS8.2	Protection and enhancement of landscape and settlement character
CS8.3a	Accessing open space, sport and recreation
CS8.3b	Quantity of open space, sport and recreation
CS8.4	Biodiversity and geodiversity
CS8.6	Historic Environment
CS8.7	Sustainable construction, energy efficiency and renewable energy
CS8.8	Development and flood risk
CS8.9	Minerals and waste
CS8.10	Design
CS9.1	Social and community infrastructure
CS9.2	Developer Contributions
CS10.1	Accessing Services
CS10.2	Transport Impact of New Development

### South Lakeland Local Plan – Land Allocations DPD

LA1.3	Housing Allocations
LA2.15	East of Milnthorpe Road, Holme

### South Lakeland Local Plan 2006

(Incorporating adopted Local Plan Sept. 1997 & March 2006 Alterations).

C5	External Lighting
C24	Watercourses and Coastal margins
C30	Solar Power
L10	Rights of Way
Tr9	Better Ways to School
S2	South Lakeland Design Code
S3	Landscaping
S10	Parking Provision in new development
S12	Crime and Design
S18	Trees close to buildings
S19	Percent for Art
S26	Sewage treatment and disposal
S29	Waste recycling facilities

## APPENDIX 2: South Lakeland District Council New Play Area Specification - Guidance

### Vision

The creation of cutting edge play areas and intriguing play and learning spaces. Spaces which make use of traditional and natural materials, using equipment to suit all ages, abilities and able or non-able bodied children and families.

### Location

To be sited in an open, welcoming location with good access links for the catchment area. Not to the rear of properties or with narrow access between properties, a minimum of 20metres where no wheeled sports are included and 30metres where this is the case from the edge of the property boundary (house itself ) to the edge of the boundary of the equipped play area part of the open space.

To be separate from areas of major vehicle movements and accessible directly from pedestrian routes, linked, as far as possible, with other open spaces, footpath systems, amenity planting areas and other devices to provide the maximum separation from nearby residences.

To feel integrated into the development, more than a play space, an area for residents to meet, walk, make friends, and hold community events. An opportunity to develop a sense of community, rather than a no go area, or an area for a restricted sector of the community.

### Accessibility

Accessible by firm-surfaced footpaths suitable for pushchairs or wheel chairs, does not need to be a tarmac surface.



*Good use of firm paths to link equipment.*

### Play Equipment

All play equipment and safety surface will conform to European Play Standards EN 1177 and EN 1176. Play equipment will meet the needs of children aged 0-14 yrs, a variety of fixed play equipment for different age groups. A challenging and learning play environment in natural surroundings, making use of natural features, ground moulding, boulders etc. appropriately designed for a rural location. Grass mat safety surface is preferred.

Where appropriate older teen facilities will be provided in a separate location.

Emphasis should be placed on the importance of design, challenge, accessibility, play value, the setting, and distance from houses.



*Boulders, logs and earth can be used creatively.*

### **Ancillary Items**

Depending on the location of the play area, it is not always necessary to fence. Appropriate seating for adults and children, with litter bins and possibly a notice board.

### **Type of play facility and Size**

We recommend as a starting guide, the type and size of play facility should be based on Play England Play Space Classifications as appropriate these are:

**Toddler/doorstep** – small space near housing specifically designed for play; may or may not have some small items of equipment or other features for toddlers and seating for adults.

**Small play area** – primarily aimed at under 8s with offering a variety of play experiences and/or seating. Near to housing.

**Large play area** – aimed at 5-to 14 year old children with a larger range of features offering a wide range of play experiences, and space/design for ball games, wheeled sports. Offers seating and is near to housing.

**Neighbourhood play area** – providing for all children including teenagers. Facilities as for large play area but with additional features offering challenge to older children; youth shelter type provision; and floodlit MUGA (multi-use game area) and/or wheeled sports facilities.

**Youth facilities** – these are spaces aimed primarily at older children and teenagers (12+). They will range from youth shelters/meeting areas within local public open space to floodlit MUGAs, skateboard and BMX parks. Green spaces – parks, playing fields and other green spaces open to the public and available for play.

**Destination playgrounds** – these are play spaces within key sites that are aimed at attracting family and similar groups for a longer visit. They will tend to be larger than neighbourhood sites, have car parking facilities, a greater variety of fixed equipment, and access to facilities such as cafes and public toilets.

**Other play spaces** – outdoor play facilities and places where children can play that are not covered by the above, including home zones.

The play framework will provide a simple mechanism, which the council would like to ensure is used for all new play provision, to ensure all play areas are challenging,



engaging, meet the correct age range, are maintainable and meet the budget available.

**Size**

Variable size, a minimum of 200sqm where more than one play facility is present within the catchment area, or from 400m when only play item in catchment area.

**Consultation**

Where appropriate (depending upon location and houses sold) a public consultation event should be held to confirm challenges and equipment selected.

**Play Audit**

The Council has commissioned an audit of its play spaces. The audit will assess current levels of play provision for location, accessibility, play value, age range and condition, which will provide information on both shortfall and over provision with a prioritised action plan.

The findings of the play audit will prioritise the Council's resources for the management of its play spaces. The audit is yet to be finalised and published (as at April 2018).

## **APPENDIX 3: Useful Contacts**

### **South Lakeland District Council Contacts**

#### SLDC Development Plans Team:

Damian Law, Principal Development Plans Officer.  
Tel (01539) 793380, email [d.law@southlakeland.gov.uk](mailto:d.law@southlakeland.gov.uk)

#### SLDC Development Management:

Belinda Fettis, Planning Officer  
Tel (01539) 793354, email [B.Fettis@southlakeland.gov.uk](mailto:B.Fettis@southlakeland.gov.uk)

#### SLDC Housing Strategy:

Tony Whittaker, Housing Strategy and Delivery Manager,  
Tel (01539) 793370, email [t.whittaker@southlakeland.gov.uk](mailto:t.whittaker@southlakeland.gov.uk)

#### SLDC Parks and Recreation Team:

Nicola Metcalfe, Green Spaces Officer,  
Tel (01539) 793417, email [Nicola.metcalfe@southlakeland.gov.uk](mailto:Nicola.metcalfe@southlakeland.gov.uk)

Deborah Clarke, Principal Community Spaces Officer,  
Tel (01539) 793434, email [Deborah.clarke@southlakeland.gov.uk](mailto:Deborah.clarke@southlakeland.gov.uk)

### **Cumbria County Council Contacts**

#### Cumbria County Council – Development Management (Highways and Surface Water Drainage):

Doug Coyle, Manager – Development Management  
Tel 01228 221330, email [doug.coyle@cumbria.gov.uk](mailto:doug.coyle@cumbria.gov.uk)

#### Cumbria County Council - Infrastructure (Including Education):

Michael Barry, Lead Officer – Infrastructure Planning  
Tel 07733 302913, email [michael.barry@cumbria.gov.uk](mailto:michael.barry@cumbria.gov.uk)

## Relevant Utilities Providers Contacts

### **United Utilities Ltd. (Waste water and water supply):**

Jenny Hope – Development Framework Planning Manager,  
United Utilities Limited, Grasmere House, Lingley Mere Business Park, Lingley Green  
Avenue, Great Sankey, Warrington WA5 3LP  
Email: [Planning.liaison@uuplc.co.uk](mailto:Planning.liaison@uuplc.co.uk)

### **United Utilities Ltd. (Water Assets/Easements):**

Daniel Serrage - Water Asset Manager,  
Email: [Daniel.serrage@uuplc.co.uk](mailto:Daniel.serrage@uuplc.co.uk)

### **United Utilities Ltd. (Wastewater) Developer Services:**

E-mail: [wastewaterdeveloperservices@uuplc.co.uk](mailto:wastewaterdeveloperservices@uuplc.co.uk)  
The contact drainage engineer is Jo Wong.

### **Electricity North West Ltd – Electricity:**

Mr Ian Povey, Network Design Manager,  
Frederick Road, Salford M6 6QH  
Telephone: 0161 604 1377  
Email: [ian.povey@enwl.co.uk](mailto:ian.povey@enwl.co.uk)

### **Electricity North West:**

Mr Gregg Davies, Estates and Wayleaves Manager  
Secondary Networks North  
Electricity North West, Parkside Road, Kendal, Cumbria LA9 7DU  
Direct Tel: 0843 311 5155  
Email: [gregg.davies@enwl.co.uk](mailto:gregg.davies@enwl.co.uk)

### **National Grid Electricity Transmission:**

AMEC on behalf of National Grid  
Mr Julian Austin,  
Gables House, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JX.  
Telephone: 01926 439078  
Email: [n.grid@amec.com](mailto:n.grid@amec.com)

### **National Grid Gas Distribution:**

AMEC on behalf of National Grid  
Mr Julian Austin,  
Gables House, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JX  
Telephone: 01926 439078  
Email: [n.grid@amec.com](mailto:n.grid@amec.com)

### **National Grid Gas Distribution:**

National Grid Plant Protection Team,  
National Grid, Block 1, Floor 2, Brick Kiln Street, Hinckley, Leicestershire LE10 0NA  
Email: [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)