



South Lakeland Local Plan

Supplementary Planning Document East of Milnthorpe Road, Holme

Development Brief



Adopted April 2018

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1.0 Introduction

- 1.1 This Development Brief is a Supplementary Planning Document providing additional guidance on the interpretation of Policy LA2.15 of the 2013 South Lakeland Local Plan – Land Allocation Development Plan Document (DPD) and other relevant national and Local Plan policies, and relates to a 3.6 hectare site allocated for housing on land east of Milnthorpe Road, Holme. It was adopted by South Lakeland District Council on 25 April 2018 as a Supplementary Planning Document (SPD) 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 East of Milnthorpe Road, Holme, Development Brief Supporting Contextual Information Document, April 2018. 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 (April 2018).

2.0 Vision

The development of the land East of Milnthorpe Road, Holme, will:

- **create a residential community of high quality design that complements the local vernacular architecture and integrates sensitively and fully with the existing community, as well as responding sensitively to the site's landscape setting and its prominent location on the northern edge of Holme village, extending into open countryside;**
- **deliver a mix of well-designed and energy efficient homes of different types, sizes and tenures to help meet current and future local housing needs;**
- **provide safe and attractive pedestrian/cycle links within the site, so as to connect with existing surrounding pedestrian links from the site to key facilities in Holme village, as well as links to the wider public rights of way network; and,**
- **provide well-connected multi-functional use green spaces, providing benefits to people and wildlife in terms of informal recreation, 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:

- **sensitive edges with existing houses** – residential properties directly border parts of the western and all of the southern part of the site. To the east, further housing on Twinter Bank overlooks the site;
- **an existing gravity sewer** crosses through the south/western part of the site (including the rear gardens of Laurel Bank and Rose Croft);
- **drainage and surface water issues** – there is surface water ponding in the low lying eastern part of the site;
- **overhead High Voltage Electricity lines** – overhead high voltage electricity lines oversail the centre of the site on a north – south alignment;
- **small areas of relatively steep land** – the western part of the site is the steepest. There is also a more gradual slope towards the eastern end of the site, sloping down towards the area of scrub overgrown hedge; and,
- **existing soakaways within site** – soakaways relating to phase 4 of Pear Tree Park, (built out, now known as Mayfield Avenue), are located within the Brief site.

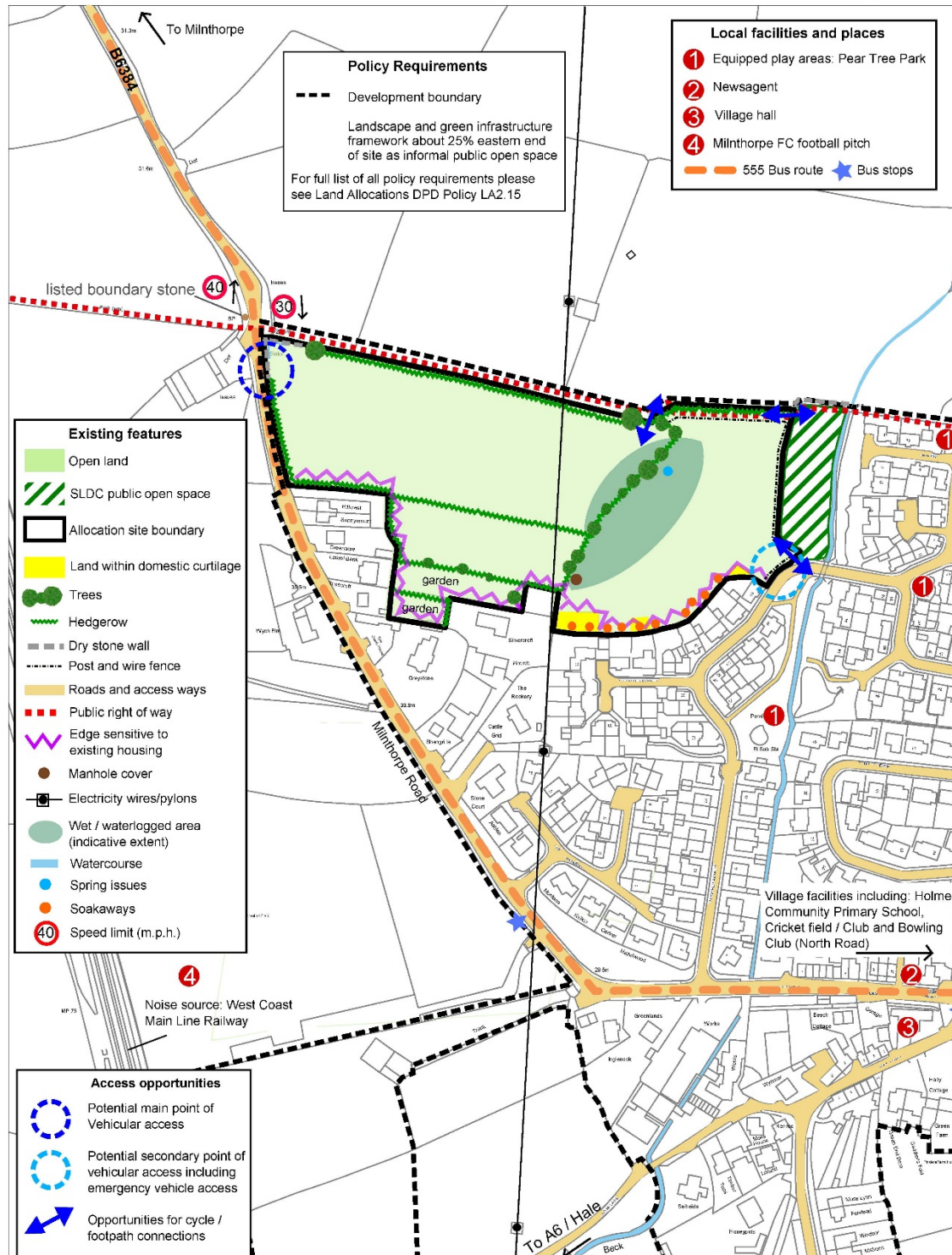
Opportunities:

- **design** - the site can provide a high quality housing development, that embraces vernacular architectural styles and layout to reinforce the sense of place and enhance character;
- **landscape** – opportunity to work with the landscape setting of the site and enhance the existing transition from the urban edge into open countryside, having regard to the site's landform, views/vistas into and out of the site, as well as sensitive receptors through the retention of existing natural features and the introduction of additional tree planting and vegetation to soften new development;
- **walking and cycling connections** – an opportunity to improve walking and cycling routes and connections through the area, with reference to accessing key local facilities and connectivity with surrounding settlements; Opportunity to connect internal site footpaths with the existing public footpath which forms part of the 'Limestone Link'; and,
- **open space and multi-functional green infrastructure** – an opportunity to create new multi-functional open spaces and green infrastructure in the local area that will provide safe and functional informal recreation opportunities for existing and local residents, enhance wildlife habitats (biodiversity) and support local aspirations. A key opportunity is to position new informal public open space (including equipped play area and informal recreation area), immediately adjacent to the existing SLDC public open space, to build a critical mass and focal point for public open space in the area. Also, where

constraints to development could be opportunities; where there are overhead power lines, valued existing vegetation and low lying, damp ground.

Development Brief: East of Milnthorpe Road, Holme Constraints and Opportunities Map

April 2018

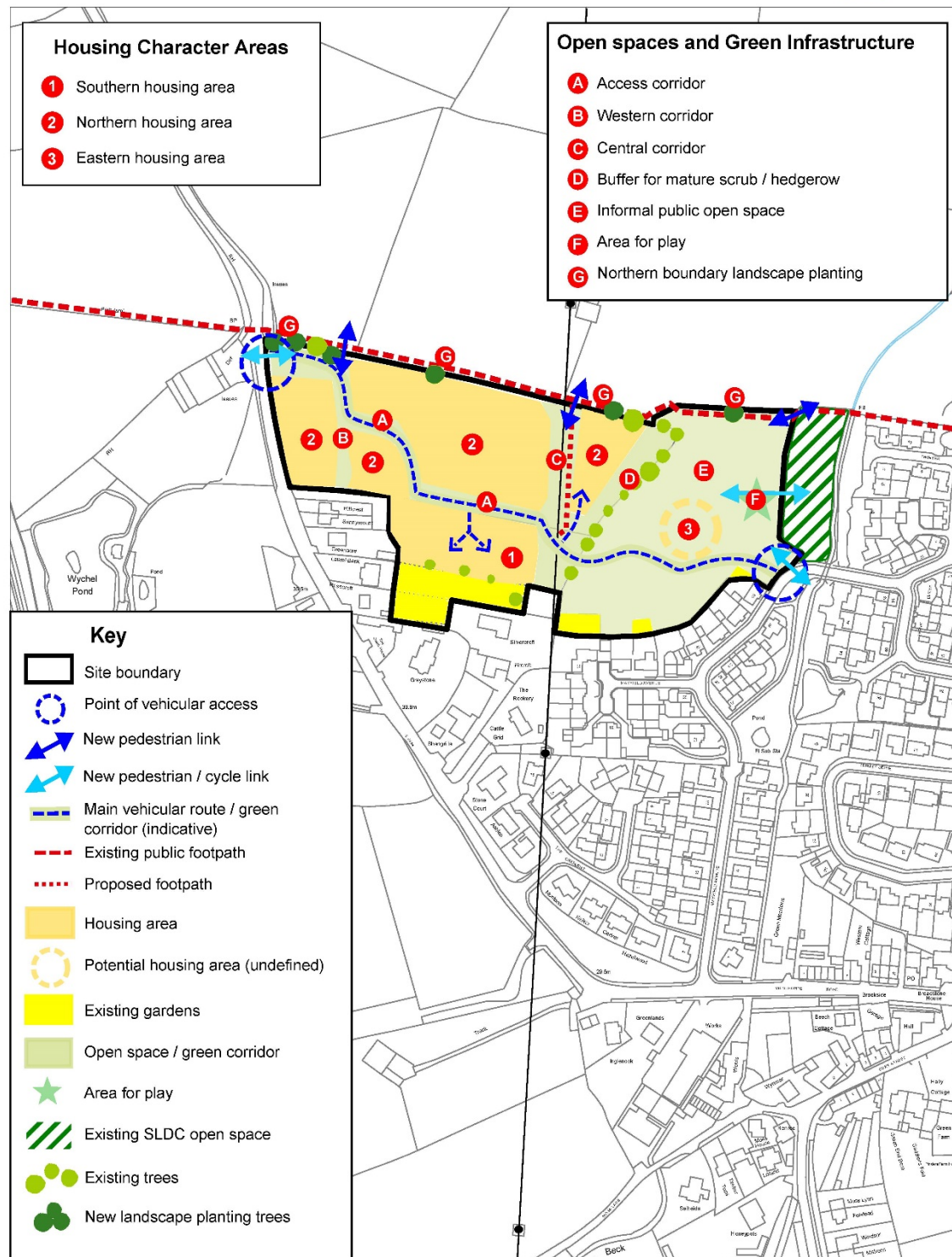


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Figure 1: Constraints and Opportunities

Development Brief: East of Milnthorpe Road, Holme
Land Use Proposals Map (Indicative)

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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 areas, open space and green infrastructure and the 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. Other layouts will be considered and their appropriateness determined in terms of the degree to which they accord with Local Plan policy and the key principles set out within the Brief.
- 4.2 Local Plan - Land Allocations DPD Policy LA2.15 requires that 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. This equates to 0.9 hectares, which is about 70 % of the eastern field.

Type of Development

Housing Requirements at East of Milnthorpe Road, Holme:

- 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 through the scheme in small clusters; and
- developers should follow the Council's [Affordable Housing Guidance for Developers](#) (*updated annually*).

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

- 4.3 The site is allocated for around 73 dwellings (not a fixed target). The key housing requirements of this Development Brief are outlined below:

General Housing Requirements additional guidance

- 4.4 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.
- 4.5 The provision of self-build properties and housing for older people (which could include extra care housing as appropriate where evidence suggests a need and/or bungalow provision), will be encouraged and welcomed.
- 4.6 In terms of housing technical standards, any planning application decisions on the site

will be subject to the 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 environmental 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.

Traffic and Movement

- 4.7 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 the 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.
- 4.8 The design of roads, footways, footpaths and cycleways must accord with the adoptable standards set out within the **Cumbria Development Design Guide**¹ and any subsequent relevant updates. Parking provision should be in accordance with Cumbria County Council's latest guidance.
- 4.9 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;

¹ Cumbria Development Design Guide, Cumbria County Council, published November 2017; provides detailed guidance in relation to highways and Sustainable Drainage Systems (SuDs).

- ✓ consideration of layout in order to ensure it does not prejudice future development in the local area in future years;
- ✓ the submission of a Transport Assessment and Travel Plan at planning application stage; and
- ✓ in terms of movement on site, the priority of pedestrians and cyclists over vehicles.

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



Figure 3: Footpath links

Traffic and Movement Framework Requirements:

- two public vehicular access points into the site will be provided, one from Milnthorpe Road (main access) and one from Mayfield Avenue;
- new pedestrian and cycle routes and linkages through the site to surrounding locations including:
 - a pedestrian/cycle link to Mayfield Avenue;
 - pedestrian connections to the existing Public Right of Way; and
 - active travel routes within the site, with a connection to the area for play/existing public open space; and,
- proposals for the site's development should be accompanied by a comprehensive Transport Assessment and Travel Plan.

Supporting Guidance to inform the application of the above requirements

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




- Vehicular access - Cumbria County Council (as the local highways authority) has advised that two public vehicular accesses into the site should be included, with the added caveat, that - unless demonstrable significant road safety factors indicate that it would be inappropriate to have a secondary access. Two vehicular accesses reflects the published Cumbria Development Design Guide and is based on national ministerial guidance. The exact location and detailed design of access arrangements, will be agreed with Cumbria County Council and determined through any planning application.
- A main residential street should wind its way through the centre of the site and be designed in a way to reduce traffic speeds (to a maximum of 20mph). This route could be designed 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, trees or a sustainable drainage system function.
- It is important that the development of the site provides an attractive and safe walking and cycling network and 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 that appeal to travelling by active travel modes.
- Active travel routes (pedestrian and cycle) should aim to link the site to key destinations within the village. Land Allocations DPD Policy LA2.15 requires the provision '...of a pedestrian link to the centre of the village...'. Pedestrian paths within the site should connect to the public footpath to the north (part of the Limestone Link), to paths within Pear Tree Park (which in turn connect to village facilities) and to the existing network beyond, (e.g. the Canal tow path). See Figure 2.
- A Transport Assessment (TA) will need to consider access to sustainable transport (bus) and explore the extent to which additional supporting provision/facilities may be required to promote such access (i.e. additional bus stop(s)).

Landscape, Open Space and Green Infrastructure Framework

4.12 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.

4.13 General landscape, open space and green infrastructure framework design principles:

General Principles

Feature	Principles
Public Open Spaces and Play Areas 	<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.
Green Corridors 	<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.
Existing Features 	<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.
General	<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

- 4.14 The approach to open space provision needs to take account of the quality and quantity of existing provision in the area based on available up to date evidence; and satisfy the requirements set out within Policy LA2.15 with regard to provision of informal public open space. 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). Emergent findings from the audit indicate the need in Holme for good quality play spaces/facilities for children aged 0 to 16 years, in the form of a neighbourhood play facility and an area of public open space providing an informal recreation for play function.
- 4.15 The neighbourhood play area will be equipped, taking account of guidance contained in Appendix 2 in the Brief's Supporting Contextual Information Document. The play facility will not include a formal floodlit MUGA². The informal recreational space is required in order to provide opportunities for play (e.g. a grassed area suitable for kicking a ball) and informal sports. The play area could include more creative play opportunities and not just be limited to traditional standard play equipment.
- 4.16 South Lakeland District Council will manage and maintain both the equipped neighbourhood play facility and the informal open space that will provide a recreational function. The play area and informal open space providing recreational function should benefit from good levels of natural surveillance, from both existing and any new housing, and from the nearby on site foot and cycle path.
- 4.17 The existing area of designated public open space adjoining the eastern boundary of the site provides an opportunity to meet these needs. Whilst, the designated open space owned by SLDC, will perform a role in providing the fixed play facilities and the area for informal games, however, taking into account the Environment Agency's requirements to maintain an undeveloped buffer adjacent to Holme Beck, Alone, the designated open space is not sufficient in itself to meet needs. In light of this, part of the allocation site will need to be used for such purposes in order to assist with meeting these needs. The Land Use Proposals Map (see Figure 2), indicates an extension to the existing open space.
- 4.18 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. 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. See the table in Section 5 – Implementation and Delivery.

² MUGA – a multi-use games area.

Landscape/Green Infrastructure Framework Requirements:

Local Plan Land Allocations Policy LA2.15 requires the provision of 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.

As shown in the indicative Land Use Proposals Map (Figure 2), the landscape/green infrastructure framework for North of Milnthorpe Road, Holme, could comprise of:

A. Access Corridor – a multi-functional access corridor combining vehicle access, pedestrian/cycle links, biodiversity enhancements and Sustainable Drainage System functions as appropriate;

B. Western Multi-Functional Corridor - North-South multi-functional corridor – a green corridor incorporating active travel links (along where the access corridor adjoins the western corridor), landscape and biodiversity enhancements and Sustainable Drainage System functions as appropriate;

C. Central Multi-Functional Corridor – North-South Multi-functional green corridor – an area providing an active travel link, as well as exploring landscape and biodiversity enhancements and Sustainable Drainage System functions as appropriate; and

D. Buffer for Mature Scrub/Overgrown Hedgerow – An area for informal public open space, primarily functioning as a buffer for the scrub/hedgerow and incorporating biodiversity enhancements and Sustainable Drainage System functions as appropriate.

The following areas E and F, should comprise of:

E. Informal Public Open Space – An area of informal public open space incorporating active travel links, landscape and ecological enhancements and Sustainable Drainage System functions as appropriate; and,

active travel links, landscape and ecological enhancements and Sustainable Drainage System functions as appropriate; and,

F. Area for Play – An equipped neighbourhood play facility (not including a formal floodlit multi-use games area - MUGA) and an area of public informal open space, providing a recreational function, with opportunities for play (in conjunction with the adjacent SLDC owned land).

In addition, a proposal could include (G):

G. Northern site boundary - new landscape planting and enhancement of existing hedgerows (*see supporting guidance below), having regard to the landscape character of the area, views/vistas into and out of the site, vehicular highways access on to Milnthorpe Road and Electricity North West requirements concerning the overhead power line. **Cont'd...**

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

New planting

New planting should have regard to the landscape character of the area and views/vistas into and out of the site and comprise of locally native species.

Existing features

Existing drystone walls 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.

Existing boundary scrub, hedgerows and trees should be protected during the construction period and beyond through the use of buffer zones.

Supporting Guidance to inform the application of the above requirements

4.19 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 overhead 132KV power lines that oversail part of the site. Clearance of the overhead lines will have to be maintained during construction work and afterwards. The design of any green space (including any opportunities for tree and shrub planting) in proximity to this above ground infrastructure, should accord with Electricity North West's requirements / conditions and any relevant Health and Safety Executive requirements and guidance.
- *New landscape planting in the form of new dense hedgerow trees to the northern site boundary – from Milnthorpe Road, to a point where the existing northern hedge meets the first hedgerow to the north, to screen views/vistas and contain development. Species should be a mix of native species trees that occur in the surrounding local landscape.
- *Along the remainder of the northern site boundary hedgerow, up to a point where it meets the SLDC owned public open space, Cumbria Wildlife Trust has advised that there is an opportunity to provide further enhancement by new planting; heavy standard native species trees, randomly spaced, within the existing hedgerow line, having regard to the requirements of Electricity North West, where in proximity of the overhead lines/easement(s).
- Create a balance of tree planting within the informal public open space. Too many will prevent multi-functional use and would hinder overlooking. Too few will leave the area feeling exposed and uninviting.
- Informal public open space area/informal recreation area for play – ensure that planting does not block views from the existing houses on Twinter Bank. These views will help to ensure that public open space is overlooked. The

same applies to the existing public footpath and views into and out of the open space.

- The importance of active travel routes through the open space and links to; the existing public footpath, the equipped play area and Mayfield Avenue.
- Cumbria Wildlife Trust has advised that the area of scrub/mature overgrown hedgerow divides the site, so any breaks in this feature to allow access, should occur on the southern (preferable) extent of the scrub to maintain the integrity of the remaining habitat.
- Some wetland flowers are already in the wetland adjacent to the scrub. Cumbria Wildlife Trust advise that these could be enhanced by seeding or plug planting. From a biodiversity viewpoint, a small pond would provide good breeding habitat for common amphibians.

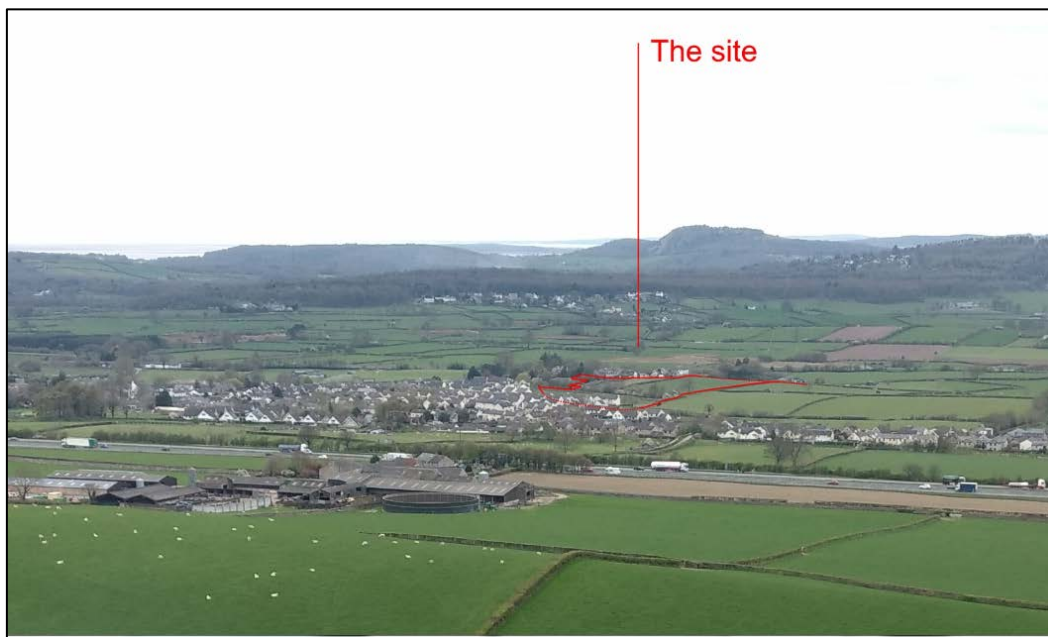


Figure 4: Typical pattern of tree cover in the area

Ecology and Biodiversity

4.20 There is good existing green infrastructure in the north and centre of the site, with good habitat connections to other hedgerows, Holme Beck and residential gardens. It will be important to maintain these links wherever possible, and ideally enhance their potential to support wildlife. The following guidance should be taken into account in order to protect and maximise net biodiversity gains across the site:

- Boundary scrub (mature hedgerow in the wet area) and site trees should be retained wherever possible. Many of the hedgerows are already diverse, and all are robust and tall increasing their value for wildlife. In terms of new planting, the planting of native species (heavy standard) trees, randomly within the existing northern boundary hedgerow line will enhance biodiversity.
- All hedgerows, trees and scrub, should be protected (root systems) during and post development by the creation of a buffer zone. The buffer zone for the area of scrub/overgrown mature hedgerow needs to be at least five metres.

- The restriction to development of the overhead electricity cables just to the west of the mature hedgerow, could be capitalised on for biodiversity gain. The mature scrub 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 an opportunity to create a pond/wetland area (possibly as part of a Sustainable Drainage Scheme). Some wetland flowers are already present in the grassland adjacent to the scrub and these could be enhanced by seeding or plug planting. A small pond would provide breeding habitat for common amphibians and existing surrounding scrub and hedgerows provide good connectivity.
- Dry stone walls on site should be retained and repaired (but not pointed), wherever possible.
- 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 the replacement of habitat/species where appropriate, based on the outcome of the surveys as part of any planning application.
- The development should, wherever possible, incorporate wildlife friendly features such as: swift and swallow boxes; bat bricks; bird boxes; hedgehog hole fencing; and habitat piles.

Design and Layout Framework

4.21 The key design principle at North of Milnthorpe Road is the creation of an attractive, functional and sustainable residential development, which is sympathetic to the local context and open countryside aspect. For the site as a whole, the development should:

- take design cues from the area's local vernacular (aspects such as existing stone and rendered cottages and terraced housing), including materials, features, detailing etc., interpreted in a contemporary and imaginative way; include high quality and distinctive architecture used to create an interesting development that sits comfortably in the landscape;
- incorporate variations in house types and styles to add interest – avoid monotonous and standardised design; and,
- include landmark buildings / interesting design features at key locations such as main access points and intersections to improve legibility through the neighbourhood.

4.22 The Council will also encourage new development to be designed according to the [Building for Life 12](#) principles.

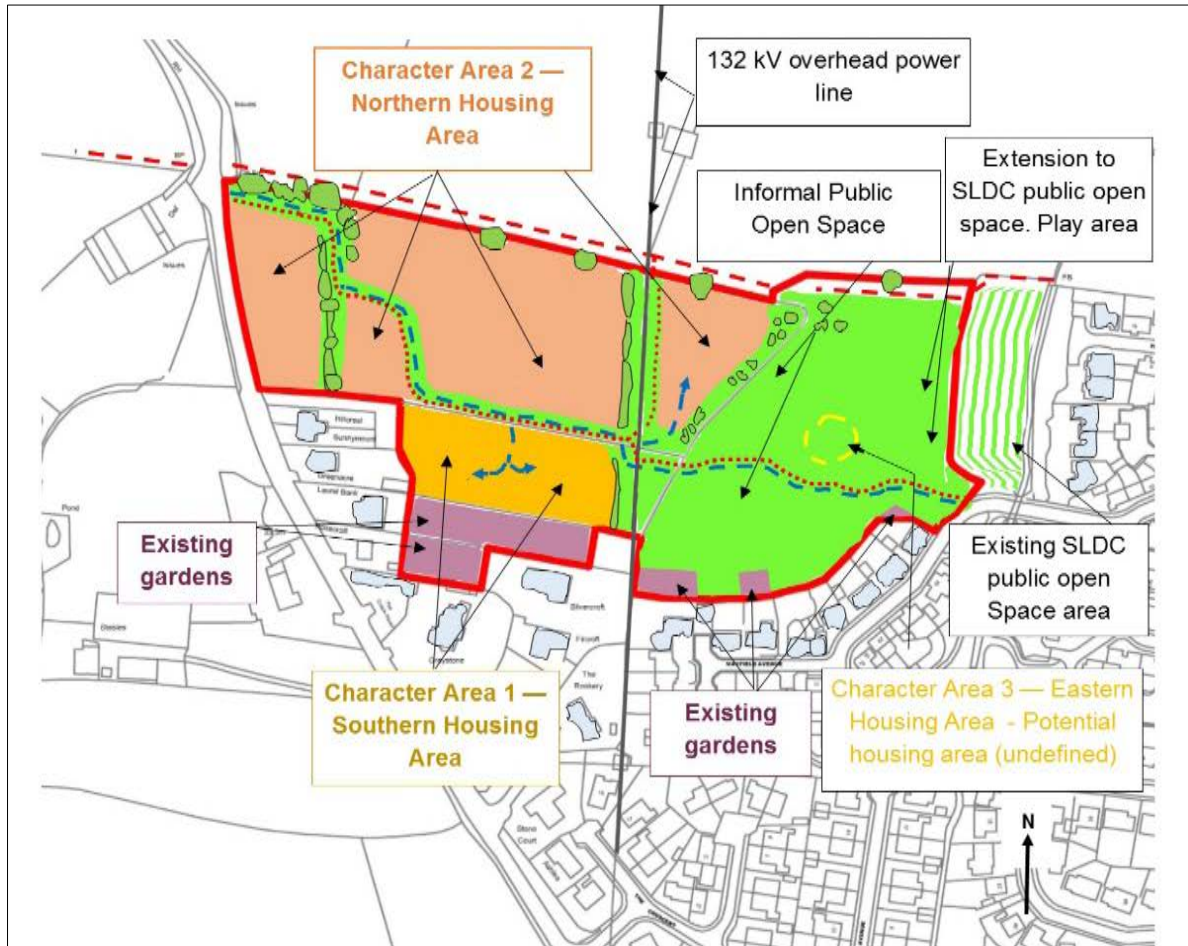
General design principles that should be considered in any proposal for the site, include:

- ✓ 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

- 4.23 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.

- 4.24 With regard to Character Area 3 – Eastern Housing Area, the scale and extent of the housing area platform has not been defined. Any housing in this area, in terms of its spatial extent, will be dependent on the degree to which the Local Plan - Land Allocations Policy LA2.15 has been met (about 25%/ 0.9 hectares) for informal public open space and the necessary surface water drainage requirements / strategy. The determination of the location and appropriateness of locating housing in this area, can only be confirmed through the development management process.



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Figure 5: Housing Character Areas

- 4.25 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

- Importance of the multi-functional access corridor along the northern edge of this housing area to provide vehicular access and to aid active travel access;
- Opportunity to incorporate the retention of existing hedgerows (allowing for

breaks for access), into the layout design for this area. They help to break housing areas into smaller 'neighbourhoods' and have ecological value; and,

- 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.

Character Area 2 – Northern Housing 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; and,
- 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.

Character Areas 1 and 2

- Careful consideration of the height and scale of development, particularly on the more elevated parts of these areas; and,
- To work with the landform/site contours in terms of orientation and layout.

Character Area 3 – Eastern Field Housing Area

- Except for allowing through access from the western to the eastern part of the site, the area of scrub/overgrown hedgerow should be retained;
- Careful layout and orientation of development within the eastern field to avoid any intrusive overlooking of the existing housing that bounds this area; and,
- Ensure that the layout design incorporates new links to the existing public footpath, the new play area and to Mayfield Avenue.



Figure 6: Undulating topography – image taken from mature scrub/boundary



Figure 7: Undulating topography – image taken from north-western site corner

Existing Gardens Area - South of Character Area 1

- Layout/design - the retention, wherever possible, of key landscape features including the existing boundary hedgerows and trees; and
- Careful consideration of the layout and orientation of development on the western and southern edge of this area.

Other Guidance

Flood Risk and Drainage

Flood Risk Assessment Requirements

- 4.26 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.
- 4.27 Given the forecasts that climate change will result in warmer wetter winters and more extreme rainfall events³, 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

- 4.28 The area along the field boundary between the most easterly field and the fields allocated to the west, along with a small area on the south-eastern part of the site, is subject to various degrees of surface water flooding. As such, they perform a natural flood risk management function and must continue to do so. The Constraints and Opportunities Map, (Figure 1), shows the indicative extent of the wet/waterlogged area. 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

³ See the Government's Climate Change Risk Assessment at <https://www.gov.uk/government/publications/uk-climate-change-risk-assessment-government-report>

risk. Any development must be protected from surface water flooding and not displace flood water elsewhere. Such areas are likely to be the ideal locations to leave as open space.

- 4.29 There are soakaways on the very south eastern part of the site, to the rear of existing residential properties on Mayfield Avenue. Their function must be protected. It is understood that the soakaways (to the rear of Mayfield Avenue) are covered by an easement. Cumbria County Council recommend that existing soakaways are not built over.
- 4.30 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.
- 4.31 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.
- 4.32 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 a surface water sewer, highway drain or another drainage system; and,
 - to a combined sewer.
- 4.33 Groundwater conditions, including the presence of any springs, across the site should be investigated, together with any likely impacts elsewhere - off site. In light of current ground conditions relating to the presence of a Secondary B Aquifer, it is advised that deep infiltration systems for the disposal of surface water should not be used. Cumbria County Council (as Lead Local Flood Authority - LLFA) advise that 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.
- 4.34 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 the existing soakaways on the development site.
- 4.35 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.

- 4.36 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.
- 4.37 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:
- a Flood Risk Assessment Statement (checklist); and,
 - a Drainage Strategy / Statement & sketch layout plan (checklist).
- 4.38 Developer(s) should engage with Cumbria County Council (the Lead Local Flood Authority - LLFA) to agree a suggested access road and drainage alignment at the entrances to the development. Further guidance and advice on the range of possible suitable Sustainable Drainage Strategy components is contained within published Cumbria County Council guidance (the Cumbria Development Design Guide).

Foul Drainage

- 4.39 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.
- 4.40 United Utilities has advised that there is an existing gravity 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. Developers are advised to have early contact with United Utilities to ensure that development does not impact on the sewer and any legal easement.

Electricity - Overhead High Voltage Lines and Low Voltage Lines

- 4.41 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. 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. 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.

- 4.42 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).
- 4.43 Should there be a requirement to divert the electricity apparatus referred to above 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.

Environment Sustainability

- 4.44 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.

Archaeology and Heritage

- 4.45 Cumbria County Council's Historic Environment Officer has advised that the development of this land raises negligible archaeological implications. They advise

that archaeological issues do not need to be considered in the Brief.

- 4.46 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). The Listing entry number is 1335710.

Community Interests and aspirations

- 4.47 Holme Parish Council has prepared the Holme Community Led Plan. The finalised Plan (Jan. 2018) has been published and is available to view and download on the Parish Council's website. The 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 that any proposed development provides it. The Brief can only require what land use/development is set out in the adopted Local Plan - Land Allocation Policies LA1.3 and LA2.15.

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 that 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; and,
- 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.
- 5.4 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.

Validation planning application

- 5.5 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.

- 5.6 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.
- 5.7 The Supporting Contextual Information Document provides further guidance on phasing, likely planning application requirements and infrastructure requirements.
- 5.8 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, based on the current situation - April 2018. Requirements will be considered against the latest relevant adopted regulations relating to use of Section 106 agreements and Community Infrastructure Levy (CIL) and current infrastructure needs at the time any planning application is submitted.

Infrastructure Type	On site or off-site	Details	S106 or CIL
Education	Off-site	Financial contributions to the provision of primary (Holme) and secondary (Milnthorpe, Dallam) school places	S106
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) ⁴	S106 / S278
Neighbourhood play facility provision.	Off-site/on-site	Financial contributions towards the provision of an equipped neighbourhood play facility.	S106
Informal recreation area.	Off-site/on-site	Financial contributions towards the provision of an informal recreation area.	S106

- 5.9 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.

⁴ 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.