

Supplementary Planning Document North of Sycamore Close, Endmoor

Development Brief: Supporting Contextual Information
Document

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1. Introduction

1.1 Purpose

This document supports the Development Brief for North of Sycamore Close, August 2017. 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
- 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.

The Development Brief will:

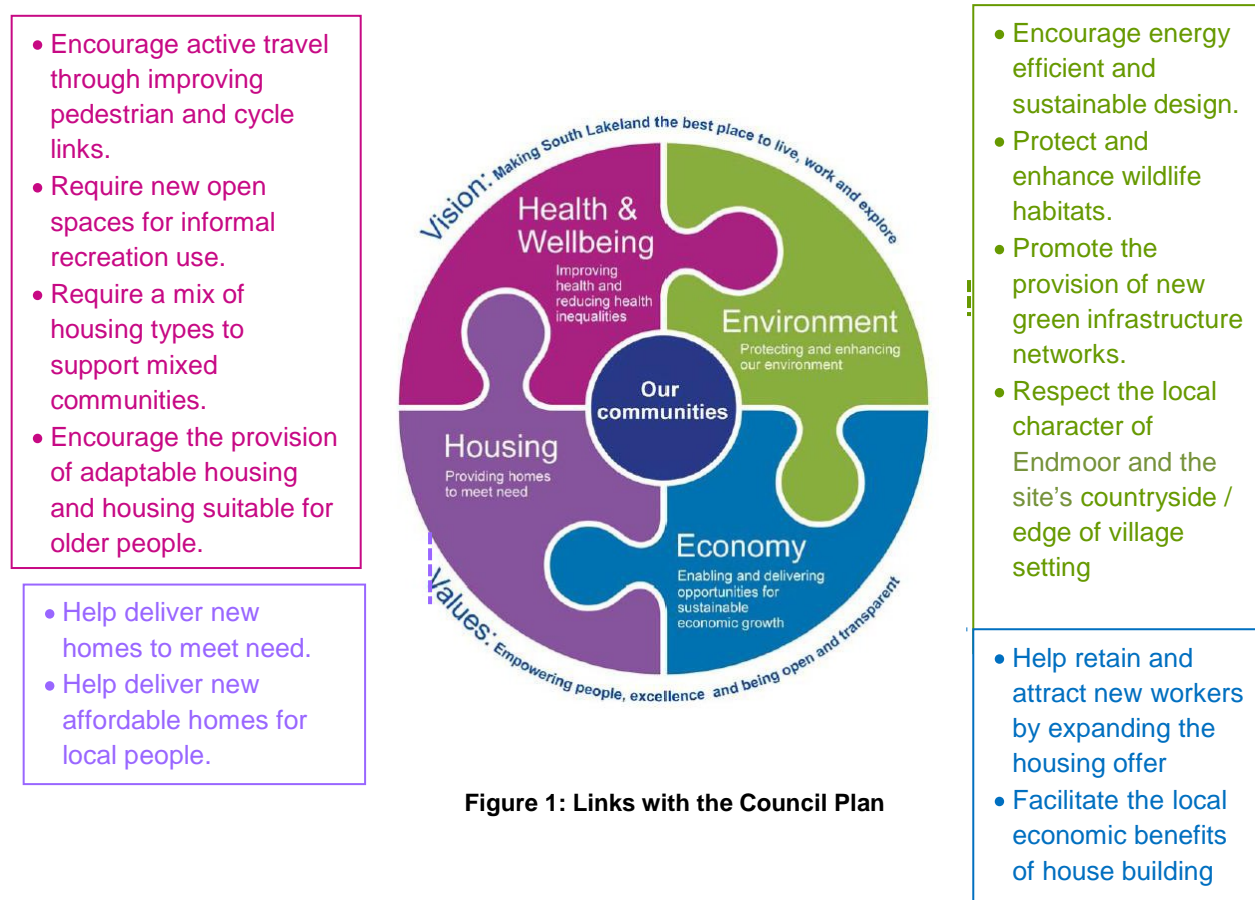


Figure 1: Links with the Council Plan

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 north of Sycamore Close, Endmoor for around 100 dwellings and requires the preparation of a Development Brief (Paragraph 2.77). It also includes a site specific policy (LA2.14) relating to the site shown below:

POLICY LA2.14: LAND NORTH OF SYCAMORE CLOSE, ENDMOOR

Purpose:

To ensure that the site delivers high quality sustainable development 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 INCORPORATING OPEN SPACE, STRONG LANDSCAPING AND TREE PLANTING ALONG THE NORTHERN BOUNDARY AND THE RETENTION OF HEDGEROWS AND TREES;

SUBMISSION AND APPROVAL OF A TRANSPORT ASSESSMENT AND TRAVEL PLAN;

THE RETENTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY ACROSS THE SITE AND THE PROVISION OF PEDESTRIAN AND CYCLE LINKS TO THE MAIN ROAD AND ADJOINING HOUSING AREAS AND THE EXTENSION OF THE URBAN SPEED LIMIT (30-40MPH) ON THE A65 PAST THE SITE AND ASSOCIATED GATEWAY TREATMENT.

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.

- [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](#) (adopted April 2009) – this sets out how Cumbria’s sustainable minerals and waste management developments that will be needed in Cumbria by 2020 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.

1.4 Sustainability Appraisal (Strategic Environmental Assessment)

- 1.4.1 The North of Sycamore Close, Endmoor 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;
- 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](#). Key components of this engagement were a Placemaking workshop at Endmoor Village Hall on 26 April 2016 and a public drop-in event at the same location on 28 June 2016. A further public drop-in event was also held at Endmoor Village Hall on 24th April 2017 (1 to 7pm), as part of the public consultation on the Draft Brief.



Figure 2: Drop-in Event

2. Site and Site Context

2.1 Site Location

- 2.1.1 The site is located on the northern edge of Endmoor village, directly to the north of the existing Sycamore Close residential development and the local primary school. The site is bordered to the west by the A65 and to the north by open countryside. The southern and eastern boundaries are defined by the curtilages of existing residential development (of Sycamore Close and properties fronting Gatebeck Road respectively) and the local primary school.

North of Sycamore Close, Endmoor



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Figure 3: Site Location and Contours

2.2 Land Use

2.2.1 The site is currently in agricultural use and is used for grazing purposes.

2.3 Landowners/Development Interest

2.3.1 At this point in time, the site is currently in a single ownership. The housebuilder Story Homes Ltd currently has an interest in the site.

2.4 Planning History

2.4.1 There is no planning history (within last 5 years) 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 'Type 7b – Drumlin Field'. The site itself exhibits some of the characteristics associated with this landscape type including undulating topography and strong and distinctive stone boundary walls.

2.5.2 The site comprises two fields of open undulating pasture occupying a relatively elevated position within the landscape setting. The site is characterised by a gently undulating landform, with distinctive undulations in the north-west part of the site. The site slopes steeply downhill on its eastern edge towards properties on Gatebeck Road with Peasey Beck beyond. Drystone walls make up much of the western and northern boundaries of the site, with a wall running roughly north-south dividing the site in two. There are no trees or hedgerows within the site; however, some planting within the curtilages of existing development (along the southern and part of the eastern boundary) provide a feature around the site's perimeter. There is also small scale planting /vegetation along part of the western boundary.

2.5.3 More defined drumlin-shaped features characterise the wider landscape to the north and north east of the site; belts of woodland, scattered farmsteads surrounded by pastoral fields and defined by drystone boundary walls all contribute to distinctive landscape character of the area. Cumbria's landscape classification guidance suggests that 'some modern housing expansion has *'weakened the intimate relationship and the vernacular identity of the villages'* in this landscape character area. There is evidence that this is the case in Endmoor, with properties of Sycamore Close creating a stark and imposing edge to the settlement.



Figure 4: Undulating Topography

2.6 Topography

- 2.6.1 The site is gently undulating with distinct undulations in the north-west part of the site in particular, although these would need to be seen in the open field in order to be appreciated. The site generally dips from west to east and is steeply sloping in places (notably along the eastern boundary and south-east corner of the western portion of the site). The highest part of the site is approximately 90m AOD dipping to below 85m AOD on the eastern boundary. A distinct hollow runs west-east across the middle of the site where there is evidence of wetter ground conditions with ponding during times of high rainfall. After heavy rainfall, water can stand on the site for some time.

2.7 Views

- 2.7.1 The site occupies a relatively elevated position with a generally open aspect within its landscape context thus affording prominent views into and out of the site from near, intermediate and more distant vantage points. The northern and western parts of the site are prominent from the A65 on approach into the village. Much of the site is also visible from Low Park and along stretches of Gatebeck Lane, skylining (appearing on the horizon) in places particularly along the northern end of Gatebeck Road and parts of Gatebeck Lane. The site is clearly visible from public rights of way in the area, most notably the footpath that runs along the northern boundary of the site. The site is highly visible from the local primary school and its grounds and residential properties to the south (Sycamore Close) where rear gardens back directly onto the site. Views from residential properties to the east are limited due to existing boundary vegetation and a change in site levels.



Figure 5: View of site on the skyline from Gatebeck Road

- 2.7.2 There are extensive views out of the site. The more elevated parts of the site in particular afford intermediate views over open countryside to Low Park (to the north) and more distant views out to The Helm, Scout Scar and beyond to the eastern and Lakeland Fells.



Figure 6: View of Site in wider landscape taken from The Helm

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

Natural

- 2.8.1 There are no trees or hedgerows within the site, but some hedgerow / tree planting within the curtilages of neighbouring developments provide features along the perimeter of the site (particularly where the site abuts the primary school grounds and existing residential development along the southern boundary of the site); a mixture of mature conifers and native trees bound the eastern boundary of the site defining the rear curtilages to properties fronting Gatebeck Road.

- 2.8.2 There are no watercourses on the site. Peasey Beck lies in the valley to the east of the site and a fishing lake (Gatebeck Tarn Fishery) is located approximately 250 metres to the north-east of the centre of the site. A spring rises adjacent to the northern boundary wall of the site collected in a stone trough. There is evidence of wet, boggy areas in the eastern half of the site where a natural hollow provides a collection point for surface water during periods of heavy rainfall.

Built

- 2.8.3 There are no buildings on the site. The local primary school and modern detached residential properties on Sycamore Close (both finished with render under a tiled roof) abut the southern boundary of the site. The rear curtilages to houses fronting Gatebeck Road abut part of the eastern boundary of the site.
- 2.8.4 Endmoor village itself comprises an eclectic mix of building style, design and building materials from a small core of vernacular stone houses and terraced workers' cottages to mid-late C20th rendered bungalows and more recent estates of modern predominantly detached two storey houses.
- 2.8.5 Substantial and well maintained drystone walls (punctuated by gate openings) define the western and northern boundaries of the site; the site is bisected by a dog-leg drystone wall which runs roughly north- south across the site. Remaining boundaries principally comprise post and wire fencing.
- 2.8.6 A telegraph pole with overhead wires dips into the south-east corner of the site. An underground pressurised water main runs roughly north- south across the site along the east side of the drystone wall that divides the site; this water main is covered by a legal easement including restrictions on build over.

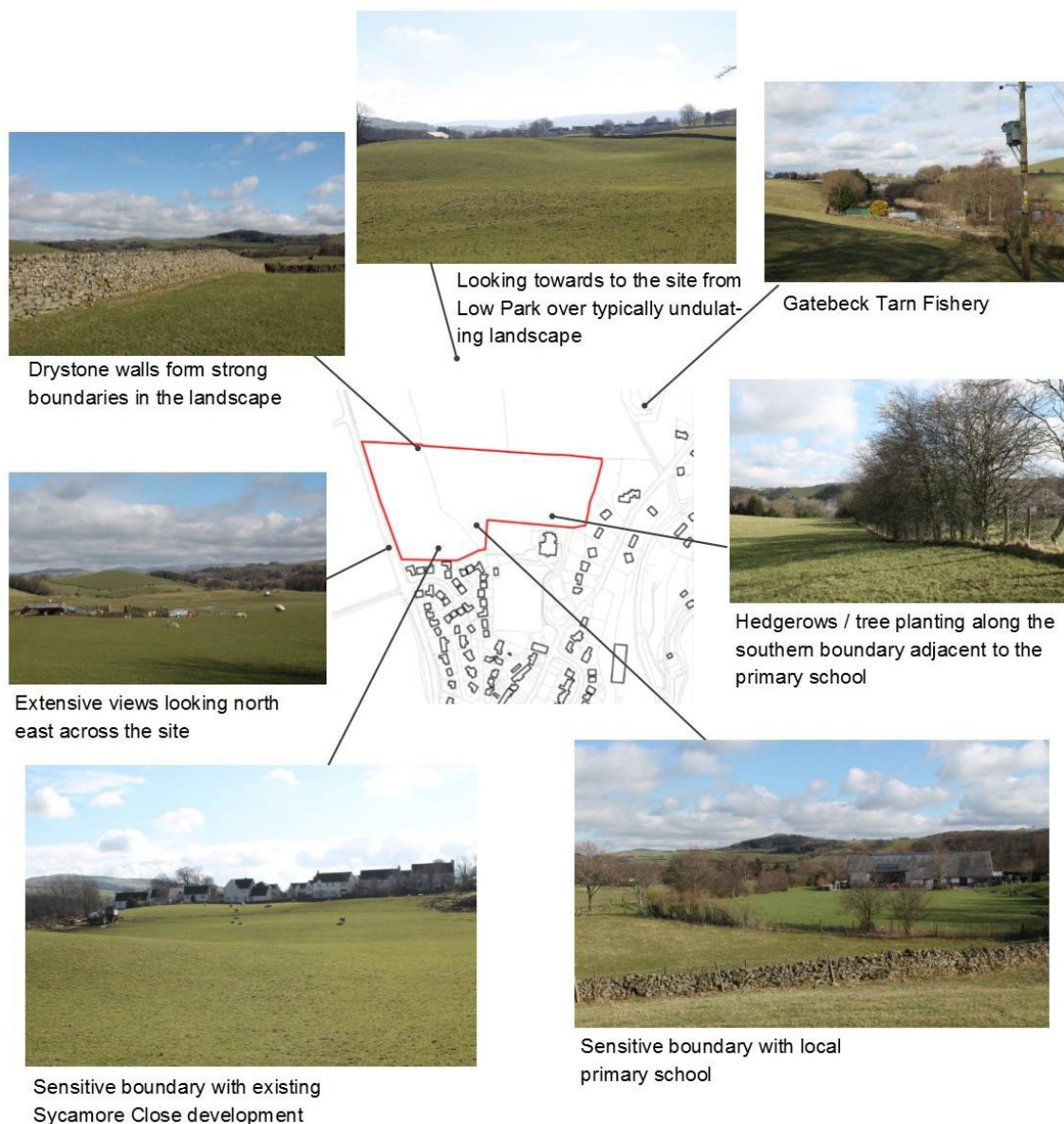


Figure 7: Features on and around the site

2.9 Ecology/Biodiversity

- 2.9.1 Cumbria Wildlife Trust provided supporting ecological advice to inform the Brief as follows. While the fields that make up this site comprise improved and intensively grazed grassland of little ecological interest, there is some biodiversity value within the site and in close proximity to it. Additionally, the drystone boundary walls on and around the site can provide refuge for wildlife, such as small mammals, invertebrates and amphibians, although their value relates to the quality of the surrounding habitat.

- 2.9.2 Boundary vegetation, including scrub and trees along the south and south-east boundaries of the site play an important role in providing ecological habitats for invertebrates and nesting birds as well as providing an important link between extensive trees and scrub to the east and mature trees to the west. These are especially species rich around the school boundary (including hazel, holly, dog rose, cherry, hawthorn and oak) and bordering properties to the east (including, in addition, birch, beech and conifers). All boundary vegetation is outside the boundary of the site, although it could still be impacted by the development.
- 2.9.3 There are no statutory or non-statutory designations or priority habitats within the boundary of the site. A total of 130 key species have been recorded within 2km of the site since 1980, including 95 bird species, 14 mammal species and 18 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 via a field gate off the A65. The existing transition from 30mph to a recently introduced 50mph limit is positioned part way along the western boundary of the site. Gatebeck Road lies to the east of the site beyond existing properties bounding the site. An unadopted road provides access to the primary school and parking areas adjacent to the southern boundary of the site.

Rail Access

- 2.10.2 Oxenholme Railway Station (West Coast Main Line and Windermere branch line) is situated approximately 6km from the site.

Bus Provision

- 2.10.3 Bus service 567 (Kirkby Lonsdale – Kendal) operates weekdays morning (including a morning school bus service) to late afternoon with a more limited service on Saturday and no Sunday service. Bus service 551 (Kendal-Arnside via Crooklands and Milnthorpe) operates a limited service weekdays morning to early evening, with a limited service on Saturday and no service on Sunday. Bus stops are situated on Woodside Road approximately 350 metres from the centre of the site.

Cycle Access

- 2.10.4 The site does not have any existing cycle access through the site. National Cycle Network Route 6 (Watford to Keswick) and Route 70 (Walney to Wear) are respectively 2km west and 4km north of the site.

Pedestrian Access/Public Rights of Way (PRoW)

- 2.10.5 There are currently no public rights of way across the site. A pedestrian footway runs alongside the A65 adjacent to the western boundary of the site; currently lit as far as the existing development at Sycamore Close. Footways and a pedestrian link via Sycamore Close provides access to the village hall and facilities nearby, as well as a route through to the bus stop on Woodside Road via the children's play area.
- 2.10.6 There is a public right of way adjacent to the northern boundary of the site that links the A65 to Gatebeck Road (at a point opposite the entrance to the Millbrook Caravan Park). From this point, however, there is no footway along Gatebeck Road as far as the school/village hall access road. There is also a public right of way running south-east to north-west connecting the above footpath with Gatebeck Lane at Low Park.

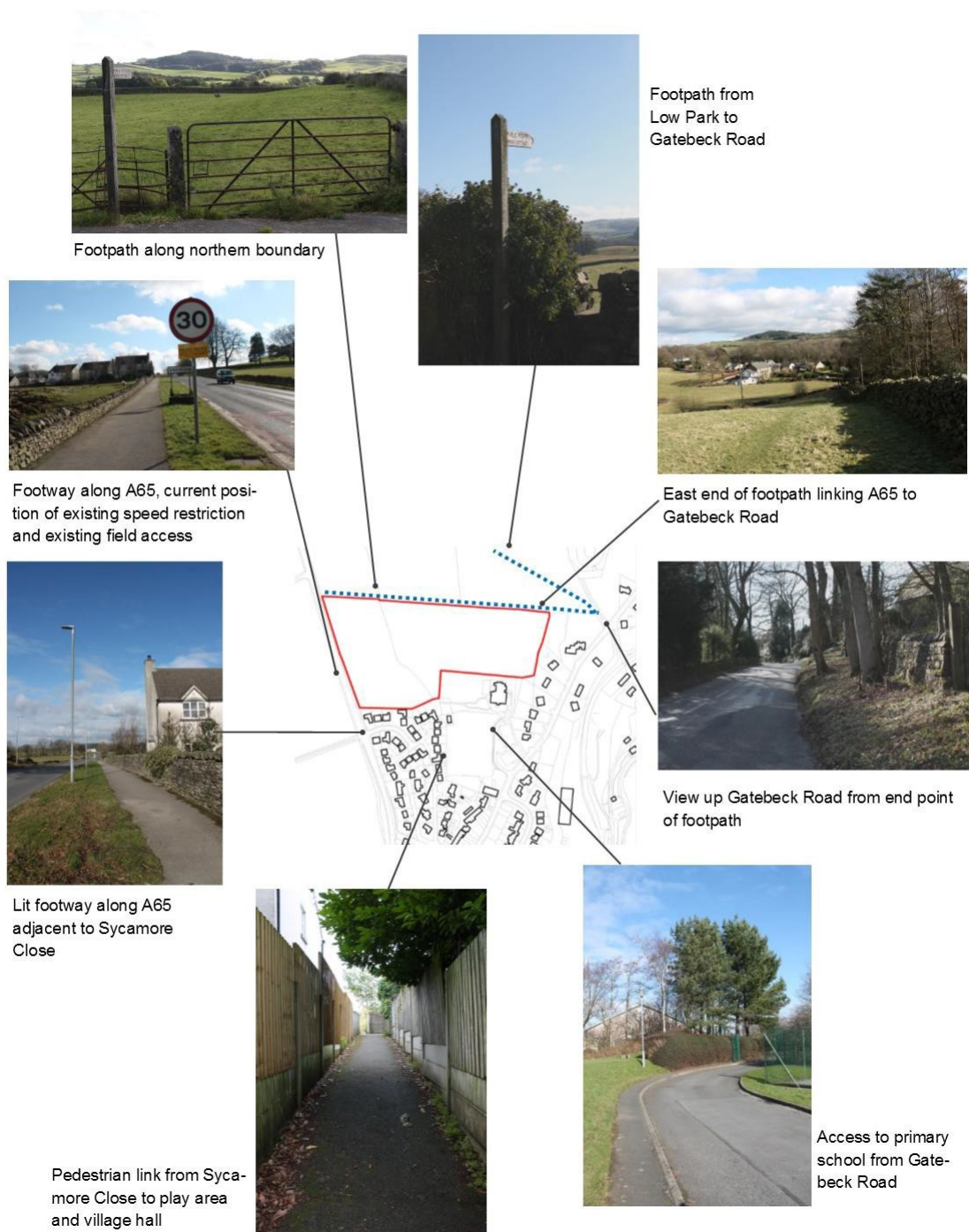


Figure 8: Existing routes in and around the site

2.11 Local Open Space Provision

- 2.11.1 There is an equipped children's play area and teenage shelter (currently under the ownership of Preston Richard Parish Council) and basketball wall / kick-about area located adjacent to Endmoor village hall (approximately 200m from the centre of the site). Other outdoor facilities within the vicinity of the village hall include a football pitch and tennis courts; a crown green bowling green is located on Dove Nest Lane towards the southern end of the village. Other outdoor recreational facilities close to the site include a fishing lake (Gatebeck Tarn Fishery) that lies approximately 100m from the north-east corner of the site. With regard to informal recreation, public footpaths adjacent to the site provide easy access to the wider public rights of way network extending into surrounding countryside and providing links to other nearby communities (e.g. Low Park).
- 2.11.2 A large range of recreational facilities (including a leisure centre, golf courses, rugby and cricket clubs) are situated in Kendal approximately 6.5km from the site.

2.12 Archeology and Heritage

- 2.12.1 There are no listed buildings on or in the vicinity of the site. The former gunpowder works, located approximately 300m SSE of the site (on the east side of Peasey Beck) is a Scheduled Ancient Monument.
- 2.12.2 The County Council's Historic Environment Record indicates that there are earthwork remains surviving on the site of a square enclosure and a field boundary, that predate the existing parliamentary enclosure field systems. They are indicative of medieval, or possibly even earlier, agricultural remains. It is considered that there is potential for similar, currently unknown, remains to survive below ground.

2.13 Ground Conditions

- 2.13.1 There is no recorded contamination on the site.

2.14 Noise Considerations

- 2.14.1 The A65 runs immediately adjacent to the western boundary of the site. The school and school grounds abut part of the southern boundary of the site.

2.15 Flooding and Drainage

- 2.15.1 The Environment Agency flood maps indicate that the whole of the site lies within Flood Zone 1 and is therefore not considered to be at risk of river or sea flooding.
- 2.15.2 An area in the eastern portion of the site is shown to be at risk from surface water flooding on the Environment Agency's maps. There is regular

ponding of water on this part of the site during periods of wet weather. A small natural spring feeds a stone trough adjacent to the northern boundary wall.

2.16 Utilities

- 2.16.1 There are known water pressure/flow issues in Endmoor and network reinforcement measures are needed. United Utilities will expect any future development on this site to connect foul only into the sewerage system, with surface water disposed of via separate means in line with the Surface Water Hierarchy. It is understood that upgrades to Endmoor Waste Water Treatment Works will receive investment in United Utilities AMP6 period (capital investment programme for the period 2015-2020).
- 2.16.2 A pressurised water main runs roughly north-south across the site. This is covered by a legal easement including restrictions on build over.
- 2.16.3 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 Based on the 2011 Household Survey, the Council's Strategic Housing Market Assessment Update (2014) suggested a minor shortfall in detached and terraced houses, and properties with one, two and four or more bedrooms in Kendal Rural Area which includes Endmoor. Comments received at Issues and Options consultation stage suggest a need for bungalows (for an aging population) and affordable homes for local people. Note the Council's Strategic Housing Market Assessment is currently being updated.

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 care¹ housing against projected demand estimates for 2025.

- 3.1.3 In South Lakeland it identifies a shortfall of 500 extra care housing units by 2025. South Lakeland District Council's Older Persons' Housing Strategy 2012-2017 identifies a need for extra care housing in Kendal, Ulverston, Milnthorpe, Grange-over-Sands, Ambleside and Windermere.
- 3.1.4 It is the County Council's intention to review the local demand for extra care housing with South Lakeland District Council to identify demand. It is considered that the location of extra care housing development in relation to access to services and facilities would need careful consideration.

¹ 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. The government has withdrawn the Code for Sustainable Homes. Under the review, Local Authorities will be able to apply additional optional Building Regulations on water and access through new adopted local plan policies. A new nationally described space standard has also been introduced, which Councils can choose to 'opt in' to if justified by local evidence.
- 3.1.6 The Council is currently considering the implications of the national housing standards review through its work on the preparation of its development management policies DPD.

3.2 Traffic and Movement Framework

Vehicular access into and through the site

- 3.2.1 Vehicular access for the site will be taken from the A65. Cumbria County Council has advised two public vehicular access into the site should be included reflecting emerging Cumbria draft Design Guide and based on national ministerial guidance. In line with the requirements of Land Allocations policy LA2.14, access to this site will be supported by the extension of the existing speed limit and gateway features, as follows:
- Land Allocations policy LA2.14 requires the extension of the urban speed limit (30-40mph) past the site. Cumbria County Council has advised that the 30mph speed limit should be extended to a point beyond the existing A65/U5347 (to Lorrimer Yeat) junction;
 - Gateway features should be designed for the proposed new 30mph terminal signs taking into consideration existing road / footpath / verge widths and ensuring any design accommodates motorised vehicles / cyclists and pedestrians.

The County Council also recommends road lighting (currently terminating at the edge of Sycamore Close development) should be extended to a point adjacent to the proposed gateway feature.

- 3.2.2 The exact location and detailed design of access arrangements will be agreed with Cumbria County Council and determined through the planning application.

Vehicular routes through the site

- 3.2.3 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 to 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 function. Advice should be sought from Cumbria Highways Authority regarding appropriate carriageway and footpath widths for the main road.
- 3.2.4 The main road should feed a series of lower hierarchy streets which will serve the housing areas and 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

- 3.2.5 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. school, village hall, recreation facilities, bus stops, shop etc.) as well as linking to the wider public rights of way network providing access to open countryside.
- 3.2.6 The provision of active travel routes should also have regard to the site's wider context including its relationship to settlements of Low Park and Summerlands as well as existing and proposed employment sites in the vicinity. In this respect the movement framework should also consider how such routes could facilitate and promote active travel from outside the village, giving consideration to the permeability of the site to and from these destinations to key destinations within the village. Allowing easy passage through the site would encourage active travel in a wider context.
- 3.2.7 There is currently a surfaced footway alongside the A65 on the western boundary of the site that extends south to the village centre and north to the junction with Gatebeck Lane. The footway continues in some form to Kendal, switching from one side of the road to the other. Whilst this footway facilitates pedestrian access to key facilities within the village, as a link from the site to the school, village hall and outdoor sports/play facilities it is indirect. A public right of way runs along the northern boundary of the site (Ref. 565012), with a branch leading to Low Park (Ref. 565013).

3.2.8 To maximize the integration of the site with the existing community and surrounding area, and encourage sustainable means of travel thus minimizing the use of private motor vehicles, a new pedestrian / cycle link from the site via the school driveway to local facilities (i.e. school, play areas, village hall) and Gatebeck Road should be provided. All efforts to secure such a link should be explored, acknowledging the fact that this requires neighbouring landowner agreement. In this respect, the site presents a number of opportunities (as indicated on the Indicative Proposals Map – Figure 2 of the Development Brief) that are considered below:

- Cumbria County Council has advised that, subject to third party agreement, a pedestrian / cycle link can be provided between the site and Gatebeck Road via the school driveway, with the construction of a 3 metre wide footway / cycleway. This would provide a direct link from the eastern portion of the site to the school, outdoor sports/play facilities, village hall and other key facilities within the village. The provision of such a link would therefore aid greater integration of the development with the remainder of the village and maximise sustainable forms of access to local facilities.
- Pedestrian links to the existing footpath adjoining the northern boundary at a number of points along the northern edge of the site provide the opportunity to integrate the site with the wider public rights of way network, which, when combined with the permeability of the site, would encourage active travel from a wider area – e.g. Low Park. The creation of an additional section of footpath to link with footpath Ref 565013 would provide a more direct link to Low Park. Links to the public rights of way network / creation of a new section of path will require agreement under Section 25 of the Highway Act 1980 to create / dedicate a public right of way to link up with the existing footpath and formal approval by Cumbria County Council; Cumbria County Council has advised that links to the existing footpath network would also need to address exiting furniture and surfacing to improve accessibility – gates (in place of stiles) and a more formal ‘all weather’ surface would be highly desirable and allow for more users;
- There are opportunities to create pedestrian links from the site to the A65 enhancing links from the site to both the village centre and wider area, a link at the SW part of the site should be provided in this respect;
- There is an opportunity to provide a pedestrian link through the school grounds and playing field; however, this requires third party agreement, and the current position is that this is unlikely to be deliverable in this regard

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 provision of active travel routes and is well linked with neighbouring areas.

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 key multi-functional green corridor linked to an area of open space that has opportunities for the incorporation of allotments / community orchard, wildlife enhancements, possible Sustainable Drainage System functions, (subject to United Utilities requirements/conditions concerning safeguarding the existing water main and easement) and informal recreation;
- A new landscaped boundary to the western edge of this housing area provides the opportunity to frame the development and soften its impact within the landscape without compromising the traffic calming advantages of some visible frontage development to the A65;
- Occasional planting close to the southern boundary to soften the impact from Sycamore Close and protect residential amenity; with inclusion of a green corridor that provides pedestrian/cycle links to the A65 and open space and green corridor to the east;
- Opportunities to create footpath / cycleway linkages to the A65;
- Retention of key landscape features including drystone boundary walls to the northern boundary

Orientation, Scale, Density and Layout:

- An opportunity to rectify the loss of the village's vernacular identity; 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;

- Consideration to be given to maintaining an active frontage (could include gable end in part) towards the A65 (where appropriate) to ensure legibility of the urban extent of the village and assist in softening the landscape impact of the development;
- Careful layout and orientation of development at the eastern edge of this housing area to avoid intrusive overlooking of the school and its grounds from elevated land;
- Careful consideration of the height and scale of development – 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 central and eastern parts of the site – development should not dwarf the remainder of the site and introduce high rooflines prominent in view against the skyline.

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 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 bounds the southern 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;
- A multi-functional green corridor along the eastern edge of this housing area combines opportunities for informal recreation, links to the wider public rights of way network, biodiversity enhancements and possible Sustainable Drainage System opportunities, (subject to United Utilities requirements/conditions concerning safeguarding the existing water main and easement)
- A new landscaped boundary to the northern and western edge of this housing area to frame the development and soften its impact within the landscape without compromising the traffic calming advantages of some visible frontage development to the A65; the northern edge could also have a possible Sustainable Drainage System function;
- Opportunities to create footpath linkages to the public right of way along the northern boundary of the site and footpath/cycle linkages

to the A65;

- Retention of key landscape features including drystone boundary walls to the northern and western boundaries and retention of the wall along the eastern edge of this housing area, subject to United Utilities requirements associated with the protection of the water main

Orientation, Scale, Density and Layout:

- An opportunity to rectify the loss of the village's vernacular identity; 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 orientation and possibly lower density housing towards northern and north-west parts of housing area to soften 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 (could include gable end in part) towards the A65 and along the northern boundary to ensure legibility of the urban extent of the village and 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, that currently characterises the Sycamore Close development
- Careful consideration of the height and scale of development – 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 central and eastern parts of the site – development should not dwarf the remainder of the site and introduce high rooflines prominent in view against the skyline

3.3.3 Character Area 3 – Central/Eastern 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 works with existing landform, respects amenity of the school and encourages walking, cycling and informal recreation through the provision of active travel routes linked to the open space to the south west of the housing area and is well linked with neighbouring areas.

Landscaping and Green Infrastructure:

- A new landscaped boundary to the northern edge of this housing area to frame the development and soften its impact within the

- landscape; with potential for Sustainable Drainage System function;
- Respect existing landform where possible, with particular reference to steeply sloping land to the eastern edge of this housing area where development should be set back from the edge; opportunity for multi-functional green corridor including tree planting and wildlife value would in part protect visual impact from Gatebeck Lane and the lower part of Gatebeck Road;
 - A multi-functional green corridor bounds the southern edge of this housing area, providing a substantial buffer to the school and its grounds, active travel (walking and cycling) opportunities as well as wildlife enhancement and possible Sustainable Drainage System functions; with provision of a key link via school driveway to village facilities;
 - A multi-functional green corridor running north-south bisects this housing area and combines opportunities for informal recreation, links to the wider public rights of way network and biodiversity enhancements; opportunity for exploring new footpath link towards Low Park; creates a new field boundary, dividing the site into smaller areas, thus avoiding sprawling development;
 - Retention of key landscape features including drystone boundary walls to the northern boundary

Orientation, Scale, Density and Layout:

- Buildings on the eastern edge to be positioned and orientated to avoid skylining impact (impact on the horizon) from Gatebeck Road / Lane and overlooking properties on Gatebeck Road;
- An opportunity to rectify the loss of the village's vernacular identity, reference be taken from traditional village layouts, including the possible incorporation of terraces where appropriate; 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.

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 LA2.14 of the Local Plan – Land Allocations DPD requires ‘a landscape and green infrastructure framework incorporating open space, strong landscaping and tree planting along the northern boundary and the retention of hedgerows and trees.’ 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 North of Sycamore Close 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. There is an equipped children’s play area and teenage shelter and basketball wall / kick-about area located adjacent to Endmoor village hall (approximately 200m from the centre of the site). In its present state, Preston Richard Parish Council has stated it is in need of upgrading. Other outdoor facilities within the vicinity of the village hall include a football pitch and tennis courts. A crown green bowling green is located on Dove Nest Lane towards the southern end of the village. Other outdoor recreational facilities close to the site include a fishing lake (Gatebeck Tarn Fishery) that lies approximately 100m from the north-east corner of the site. With regard to informal recreation, public footpaths adjacent to the site provide easy access to the wider public rights of way network extending into surrounding countryside and providing links to other nearby communities (e.g. Low Park). In terms of accessibility standards defined by Core Strategy policy CS8.3a, there is currently a shortfall in the provision of natural/semi natural or amenity green space. The Preston Richard Community Plan (2015) identifies a demand for allotments and/or a community garden/orchard within the village.

Landscape and Green Infrastructure Framework

A: Access Corridor

- 3.4.6 This multi-functional access corridor could combine a vehicle access with structural landscape planting, pedestrian and cycle links, biodiversity enhancements and contribute to Sustainable Drainage System functions.

From a landscape perspective, tree planting in the form of either an avenue or a short block of trees of an informal nature reflecting the wider landscape character of the area is considered appropriate. Such planting would create a new 'field' boundary and provide a backdrop to the rooflines of new development when viewed from both the north and south without compromising key vistas across and beyond the site; it would also assist in breaking up the mass and scale of development across this otherwise open and exposed site. 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.

B: North-South multi-functional corridor

- 3.4.7 This multi-functional corridor broadly follows the line of the high pressure water main where easement requirements will restrict building and any significant tree planting, (see United Utilities requirements/conditions, paragraph 4.3.4). As part of the wider green infrastructure network, this wayleave has the potential to provide both biodiversity enhancements as well as recreational / active travel opportunities.
- 3.4.8 The corridor should incorporate a new footpath/cycleway with the footpath connecting (at its northern end) with the existing public right of way network and link with the multi-functional open space to the south.
- 3.4.9 This multi-functional corridor should incorporate the existing drystone wall; which should be retained, but it could also be framed by the realignment of the existing drystone wall. Drystone walls feature strongly in the landscape, as well as providing a valuable habitat for small mammals, invertebrates and amphibians, depending on the surrounding habitat. Combined with enhancing the biodiversity offer with tree and wildflower planting, this corridor could provide significant biodiversity gain via enhanced habitat and ecological connectivity across the site.

C: Multi-functional open space

- 3.4.10 This open space has the opportunity to provide multiple functions; it should include pedestrian and cycle links integrated with adjoining green corridors helping to provide a network of active travel routes. It could also incorporate additional tree and shrub planting providing net biodiversity gain, including locally native wildflower mix and small scale informal clusters of native fruiting and flowering trees. Given it is situated on wetter ground; it might also include a pond/wetland feature

and could provide an opportunity for allotments / community garden or orchard, an aspiration expressed by the parish council. The above is subject to the proviso that any proposed wetland and/or pond feature is not on United Utilities water main or within its easement. Early discussions with United Utilities Water Asset Manager about this and any proposed planting, is advised.

D. South west multi-functional corridor

- 3.4.11 This multi-functional green corridor would act as a buffer to the existing development on Sycamore Close. It should provide pedestrian/cycle link to the A65 and neighbouring open space to the east linked with other corridors on the site and a link to the school driveway. It presents opportunities for landscape and biodiversity enhancements through provision of additional tree / shrub planting along the southern boundary.

E: School buffer multi-functional east-west corridor

- 3.4.12 This multi-functional green corridor would also act as a buffer to the school and its grounds. It should provide informal open space (including the provision of opportunities for informal recreation), active travel opportunities, landscape and ecological enhancements. Sustainable Drainage System function opportunities should also be explored. The corridor should incorporate a pedestrian / cycle route linked to Corridor A and D with a new link from the site to the school driveway. This green corridor presents opportunities for landscape and biodiversity enhancements that should include informal tree planting along its southern boundary to reinforce existing hedgerow and tree planting within the school grounds. Species should be a mix of semi-ornamental and locally native species including fruiting and flowering trees. Suitable native species include rowan, hawthorn, whitebeam, wild and bird cherry, crab-apple, blackthorn, amelanchier, spindle and possibly damson.

F: Central link corridor

- 3.4.13 This central green corridor link provides a key opportunity to break the expanse of the site up and reduce the visual impact of the built form. This would be a multi-functional green corridor incorporating tree planting, active travel and biodiversity enhancements. It represents a key opportunity to create a foot/cycle path, linking to a new footpath / possible cycle path extending along a natural desire line in a northerly direction to link up with public right of way (Ref. 565013) leading to Low Park.

G Eastern link corridor

- 3.4.14 This multi-functional green corridor utilises the steeply sloping landform which should be retained in its current form. It allows for the reinforcement of tree planting to mitigate the impact of development on housing fronting Gatebeck Road, as well as mitigating any skylining impact (on the horizon) of development from parts of Gatebeck Road and Gatebeck Lane. It also provides an opportunity to incorporate a footpath to link to the wider public rights of way network.

H: Boundary treatment to northern and western boundaries

- 3.4.15 The site is prominent from a number of vantage points in the area with extensive views into, out of and across the site. The site is particularly prominent on approach southbound along the A65 and from Low Park to the north. Sycamore Close currently represents an abrupt edge to the settlement. While it would not be desirable to screen the site completely (thus isolating it within its landscape setting), strong landscaping and tree planting of varying depths along the northern and western boundaries of the site would help to soften the impact of the new development and frame it comfortably within the local landscape. Such planting should take reference from the pattern of tree cover in the wider local landscape (see Figure 4 of the Development Brief).
- 3.4.16 Consultants commissioned by the Council to provide landscape advice for this site recommend the planting of short woodland belts, interspersed by sections of occasional trees to resemble hedgerow trees on the northern and western perimeters of the site. Species should be a mix of trees that occur in the surrounding local landscape such as oak, beech and sycamore. However, the density of planting should not compromise the advantages of some frontage development that would help reinforce traffic calming on the A65 by indicating to highway users that they are entering a built-up area and must thus observe the urban speed limit.

Protection of existing features

- 3.4.17 The matrix of drystone walls define field boundaries and represent a key feature in this otherwise open landscape. They also provide wildlife habitats and ecological connectivity. The western and northern boundaries of the site are defined by substantial and well-maintained drystone walls. There is a drystone wall running north – south through the site as well. These should be retained wherever possible, except where access points need to be made. Any surplus stone should be reused within the site to reinforce the landscape setting of the development.
- 3.4.18 Existing boundary scrub and trees, particularly to the south east and eastern boundaries, contribute to the landscape character of the area and while not within the site, they could be impacted by the development.

All existing trees and scrub should be protected during the construction period and beyond through the use of buffer zones.

Other areas of open space

- 3.4.19 In addition to the main open space areas identified on the indicative proposals map, the developer should also consider how smaller pockets of open space can be interspersed throughout the housing development. These smaller spaces should perform a number of valuable functions including visual amenity, informal recreation and wildlife habitat. They could have a Sustainable Drainage

System function; acknowledging part of the central area of the site is prone to surface water flooding on account of its topographical make-up (dipped hollow). Housing Development must be developed sympathetically around such spaces, rather than green space being created from any leftover pockets of unusable land. The plans for the site should consider how these sites can most successfully be located and connected with one another to contribute to the green infrastructure network.

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 North of Sycamore Close 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 spaces and corridors. Additional landscape planting will result in 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 spaces will help to provide a network of wildlife corridors which will help to provide a sense of continuity between Endmoor and the surrounding countryside and allow species to migrate and reinforce habitats.
- 3.5.3 Existing trees and boundary scrub adjacent to the site will be protected during the construction period and beyond through the use of buffer zones. Additional planting should enhance wildlife value by planting locally native species as hedgerows or lines of trees along the currently fenced boundaries to the south-east and eastern boundaries of the site. The loss of any trees during construction (e.g. for access routes) should be by planting of others of equal or greater ecological value. Appropriate species for additional planting within the site are listed in the Landscape, Open Space and Green Infrastructure Framework section above.
- 3.5.4 Any new landscape planting along the northern and western boundaries should complement existing scrub and link with woodland and mature trees outside the site, thus enhancing connectivity of core biodiversity assets. To enhance biodiversity gain, new tree planting should have an understorey of honeysuckle, dog rose and woodland flowers (such as primrose and English bluebell).
- 3.5.5 The restriction to development of the mains water pipeline could be capitalized on for biodiversity gain – its southern end provides an opportunity to create a wetland / pond area, while along the line of the wayleave, locally native wildflower mix could be sown. United Utilities (UU) advise that any wetland/pond should not be located on top of the water main/easement due to the contamination risk and

also the difficulties it creates for UU to gain emergency access to it, should it be required.

- 3.5.6 Drystone walls bounding and dividing the site represent another core biodiversity asset. These walls should be retained and repaired where possible.
- 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.

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 North of Sycamore Close site, in close liaison with South Lakeland District Council, Cumbria County Council and relevant third parties and statutory bodies.

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.
- 4.3.2 There are currently water pressure/flow issues in Endmoor and network reinforcement measures are needed. United Utilities will expect any future development on this site to connect foul only into the sewerage system, with surface water disposed of via separate means in line with the surface water hierarchy. United Utilities have confirmed that upgrades to Endmoor Waste Water Treatment Works will receive investment in AMP6 period (capital investment programme for the period 2015-2020). United Utilities also advises that once more details are known (i.e. at pre-application/planning application stage) such as the approach to surface water management and proposed connection to the foul network, it may be necessary to coordinate the delivery of development with timing for the delivery of any infrastructure improvements. The Council will continue to liaise with United Utilities to clarify the nature and timescales for improvements to the waste water network in line with the timings for this development.

Foul drainage

- 4.3.3 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.

Foul Sewer

- 4.3.4 The presence of a pressurized water main across the site may affect the layout of the site. United Utilities has advised no dwellings, buildings or other solid structures can be built over the water mains that would prevent UU from entering the main for maintenance purposes. Areas of the site (any proposed site layout) that fall within close proximity to existing UU infrastructure should use approved planting species, in line with UU guidance document 'Standard Conditions for Works Adjacent to Pipelines, Issue 3.1, July 2015 (Document ref. 90048)'.

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 document² page 27, figure 6). It is estimated that a development of 100 houses would yield 20 primary aged children and 15 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.
- 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.

² <http://www.cumbria.gov.uk/eLibrary/Content/Internet/538/755/1599/41590142248.pdf>

Appendix 1: Relevant Development Policies

See website 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
- CS8.7 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

South Lakeland Local Plan: Land Allocations DPD

- LA1.3 Housing Allocations
- LA2.14 Land North of Sycamore Close, Endmoor

South Lakeland Local Plan 2006

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

C5	External Lighting
C19	Sites of archaeological interest
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
S27	Overhead lines
S29	Waste recycling facilities

Appendix 2: Useful contacts

SLDC Development Plans Team:

Damian Law, Principal Development Plans Officer.

Tel (01539) 793380, email d.law@southlakeland.gov.uk

SLDC Development Management:

Simon Fawcett, Planning Officer

Tel (01539) 793361, email simon.fawcett@southlakeland.gov.uk

SLDC Housing Strategy:

Tony Whittaker, Housing Strategy and Delivery Manager,

Tel (01539) 793370, email

t.whittaker@southlakeland.gov.uk

SLDC Parks and Recreation Team:

Nicola Balmer, Green Spaces Officer,

Tel (01539) 793417, email Nicola.balmer@southlakeland.gov.uk

Deborah Clarke, Principal Community Spaces Officer,

Tel (01539) 793434, email Deborah.clarke@southlakeland.gov.uk

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

Doug Coyle, Manager – Development Management

Tel 01228 221330, email 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

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 Planning.liaison@uuplc.co.uk

United Utilities Ltd. (Water Assets/Easements):

Daniel Serrage, Water Asset Manager, Daniel.serrage@uuplc.co.uk

United Utilities Ltd. (Wastewater), Developer Services:

Email: wastewaterdeveloperservices@uuplc.co.uk

Electricity North West Ltd – Electricity:

Mr Ian Povey, Network Design Manager, Frederick Road, Salford, M6 6QH

Tel 0161 604 1377, email ian.povey@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.

Tel 01926 439078, email 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

Tel 01926 439078, email 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

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