

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

Development Brief: Supporting Contextual Information Document

August 2017

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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.

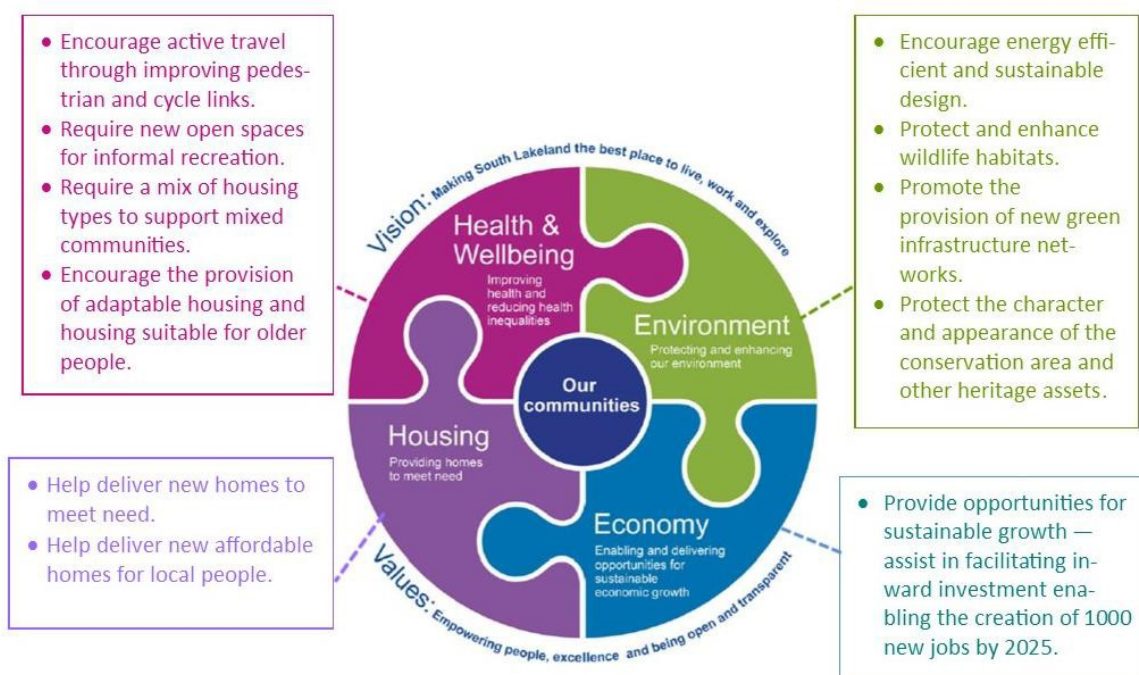
It contains the following:

- 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:



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 at Green Dragon Farm, Burton in Kendal for around 86 dwellings and 0.75 hectares of employment development and requires the preparation of a Development Brief (Paragraph 2.77). It also includes a site specific policy (LA2.13) relating to the site

POLICY LA2.13: MIXED-USE ALLOCATION AT GREEN DRAGON FARM, BURTON IN KENDAL

Purpose:

To allocate available, deliverable and sustainable sites for a range of types and sizes of new housing to meet the needs of all sectors of the community in Burton in Kendal and to meet rural needs for employment premises in a sustainable way.

To ensure that the site delivers high quality sustainable development and that landscape, transport, drainage and biodiversity impacts are effectively mitigated.

HA (GROSS) OF LAND AT GREEN DRAGON FARM, BURTON IN KENDAL AS SHOWN ON THE POLICIES MAP IS ALLOCATED

FOR MIXED HOUSING (Estimated capacity 86 dwellings) AND 0.75HA OF B1 AND B2 EMPLOYMENT DEVELOPMENT:

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:

- **SUBMISSION AND APPROVAL OF A DETAILED DESIGN MITIGATION STRATEGY TO ENSURE THAT DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS WOULD NOT BE ADVERSELY AFFECTED, AND THE SETTING OF THE CONSERVATION AREA PROTECTED;**
- **A LANDSCAPE AND GREEN INFRASTRUCTURE FRAMEWORK PROVIDING EFFECTIVE MITIGATION OF VISUAL IMPACTS ON THE CONSERVATION AREA AND IN VIEWS OF THE SITE FROM THE SOUTH;**
- **SUBMISSION AND APPROVAL OF A TRANSPORT ASSESSMENT;**
- **PROVISION OF A PEDESTRIAN LINK TO THE VILLAGE CENTRE.**

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 Green Dragon Farm, Burton in Kendal 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:

- Landscape and built environment;
- Air quality;
- Take up of greenfield land;
- Access to secondary education and training;
- Provision of open space;
- Biodiversity;
- 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](#) (This link has now been deactivated). Key components of this engagement were a placemaking workshop at Burton Memorial Hall on 19 May 2016 and a public drop-in event at the Memorial Hall on 29 June 2016. A further drop-in event was also held at Burton Memorial Hall on Wednesday 3 May 2017 (4- 8pm) to enable community engagement on this Draft brief.

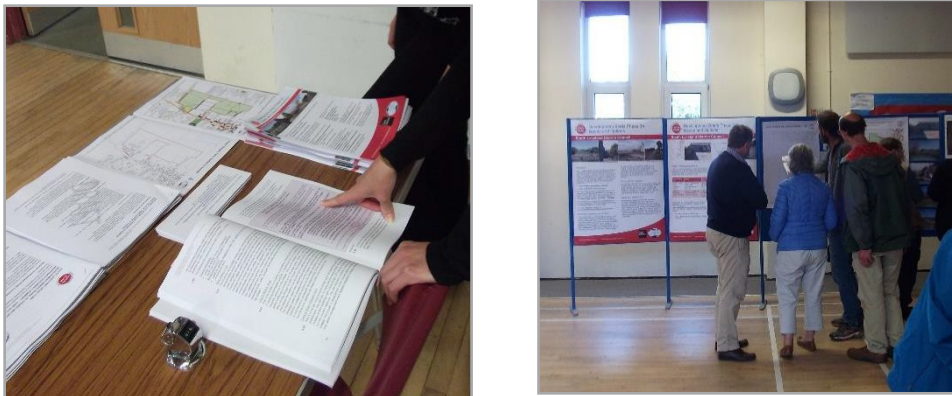


Figure 2: Drop-in Event

2 Site and site context

2.1 Site location

- 2.1.1 The site is located on the south western edge of Burton in Kendal, and includes the existing Green Dragon farm complex fronting Main Street (A6070). The site is bounded by Tarn Lane to the south and extends northwards to the rear of properties fronting the west side of Main Street (A6070). The track and divorced gardens of Jones's Yard define the northern extent of the site. The western edge of the site is not physically defined and extends into open countryside. The site excludes the walled garden and a parcel of pasture to the rear of Hordley House.

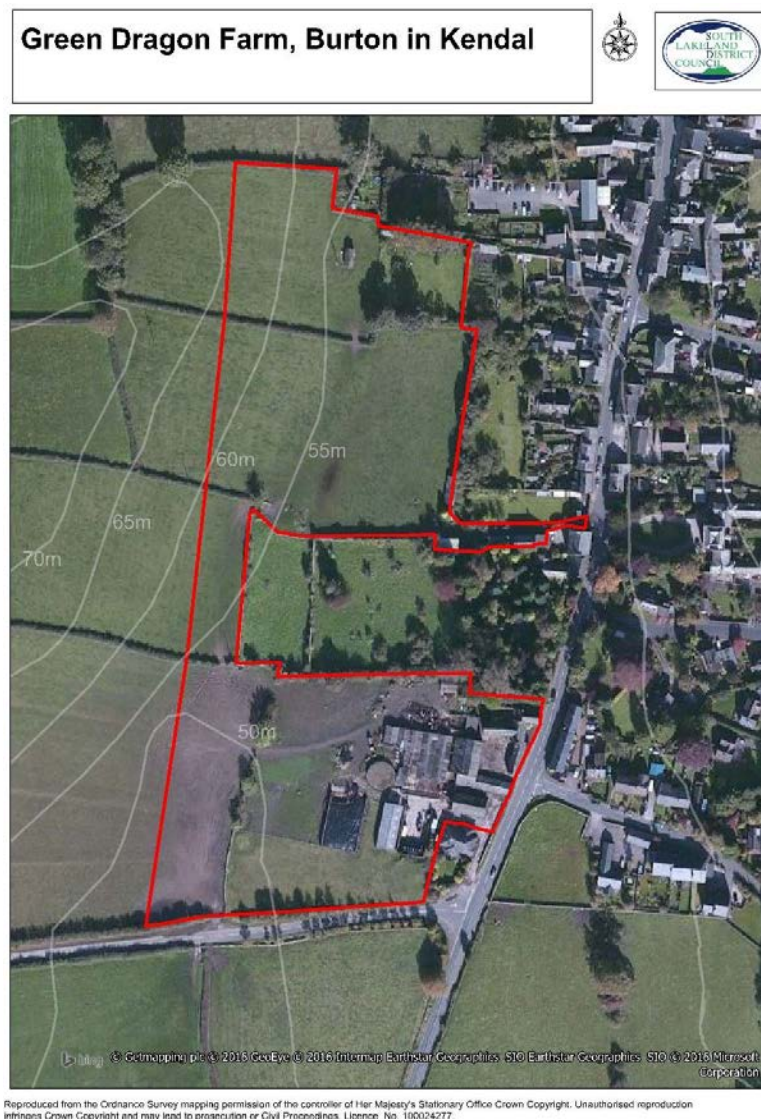


Figure 3: Site Location and Contours

2.2 Land Use

- 2.2.1 Green Dragon Farm occupies the south east corner of the site and comprises a traditional mid-late 18th century farm group along with modern agricultural buildings. The remainder of the site is used mainly for agricultural grazing comprising improved pasture, with the remnants of an orchard in the north east part of the site. An electricity sub-station is situated in the northern most field.

2.3 Landowners/Developer Interest

- 2.3.1 With the exception of the orchard area, the site is at this point in time in a single ownership. Agents are currently acting on behalf of the owner of the majority of the site, but there is no known specific developer interest at this stage.

2.4 Planning History

- 2.4.1 There is no planning history (within the last 5 years) affecting the site in terms of previous applications for new development. There is planning permission for two dwellings on paddocks to the rear of Barton Row adjacent to the site (planning application refs. SL/2014/0060 and SL/2014/0062) as shown on the Constraints and Opportunities Map.

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 exhibits many of the key characteristics associated with this landscape type including distinct landform grain, tracts of high drumlins, wet hollows, pastoral fields divided by well managed species rich hedgerows and stone walls forming strong field boundaries along with orchards and small broadleaf woodlands.
- 2.5.2 Key landscape features and characteristics of the Green Dragon Farm site include the steeply sloping ground to the west rising (beyond the site boundary) to a round topped hill, with gently undulating low-lying pasture and wet hollows to the east side of the site. Remnants of an historic orchard occupies the north east corner of the site and wide native hedgerows, particularly those running perpendicular to the hillside, along with some stone walls and banked wall (to the southern boundary) form strong and distinctive features within the site. There is a stand of mature beech trees on the north east boundary of the site and an avenue of maturing oak trees along the site's southern boundary within the highway verge of Tarn Lane. In this part of the village modern development does not strongly influence the character of the settlement.

2.5.3 A landscape report commissioned by the Council identifies the following key sensitive landscape receptors associated with this landscape type and found within and around the site:

- Drumlin forms which are sensitive to development that would change their appearance in the landscape;
- A strong matrix of hedges and walls that crisscross and 'rollercoaster' up and down the drumlins;
- Traditional or vernacular village forms which reflect the distinctive shape of the drumlins and are sensitive to village expansion.



Figure 4: Site Topography

2.6 Topography

2.6.1 The site generally comprises low-lying gently undulating pasture (50-55m AOD) rising steeply on the west side to almost 65m AOD.

2.7 Views

2.7.1 Views of the site are limited by the low-lying nature of the eastern part of the site and its visual enclosure created by the hill to the west and existing development fronting Main Street to the east. Land immediately to the west and south-west of Green Dragon Farm is visible in part on approach from the south along the A6070 and from points along Tarn Lane. Public views of the site from Main Street are restricted by existing development that fronts the road with occasional glimpses of the site in between buildings. The rising land on the western part of the site is visible from intermediate vantage points, namely the popular footpath that runs from The Square to Dalton Lane.

2.7.2 Near views of the low-lying eastern part of the site from existing properties along the western side of Main Street, are generally restricted by the presence of paddocks / orchards and high boundary walls (remnants of a walled kitchen garden). However, it should be noted that there is extant planning permission for two dwellings to the rear of Barton Row, where views of the site will be relatively

unrestricted. Rising land on the western side of the site is visible from other properties on the west side of Main Street and from more elevated properties of Boon Town.

- 2.7.3 Where the site is viewed from longer distances, it is generally a small, indistinct part of the wider scene.



Figure 5: Site on approach from south along the A6070

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

Natural

- 2.8.1 A number of well-managed and mature native species hedgerows form strong boundaries running east-west across the site and dividing the site into sections. A mix of drystone walls, high walls of former kitchen gardens, hedgerows and post and wire fencing define other boundaries. There are some mature trees within hedgerow boundaries and a significant stand of mature beech trees along part of the northern boundary of the site. The paddock in the north east corner of the site is identified as a traditional orchard priority habitat. There is a young avenue of semi-mature oak trees within the highway verge (outside the site) on both sides of Tarn Lane. The age of these trees suggests that they may have been some form of millennium planting scheme. There is a short watercourse alongside the north-south section of drystone wall towards the southern end of the site.

Built

- 2.8.2 The southern part of the site is dominated by the cluster of mid-late 18th century farm buildings comprising Green Dragon farmhouse and associated traditional farm group, plus a number of modern agricultural buildings and structures. Traditional agricultural / outbuildings to the rear of the Grade II listed Mansion House lie within the site adjacent to the track linking the site to Main Street; two of

these buildings are identified in the [Conservation Area Character Appraisal \(2009\)](#) as making a positive contribution to the special architectural or historic interest of the area. An old lean-to byre is located within the site to the rear of Barton Row. An electricity substation is located in the northern part of the site, with electricity poles and wires crossing part of the site.

- 2.8.3 The majority of the site lies immediately to the west of the Burton Conservation Area (and forms part of its setting), although limited parts of the site fall within its boundary including the traditional Green Dragon Farm buildings and traditional buildings to the rear of Mansion House. There are a number of buildings on the eastern side of the site (fronting Main Street) that are listed buildings or are identified in the Conservation Area Character Appraisal as unlisted buildings that make a positive contribution to the special architectural or historic interest of the area.
- 2.8.4 Extant planning consent exists for a contemporary new dwelling and garage to the rear of The Creamery / Barton Row (planning application ref. SL/2014/0060).
- 2.8.5 Some boundaries are defined by drystone walls. The high boundary wall of the former kitchen garden (listed by virtue of curtilage) is likely to have served the Grade II listed Hordley House and forms a significant feature along part of the site boundary. The wall is discontinuous on its southern edge, but intact along its northern edge.

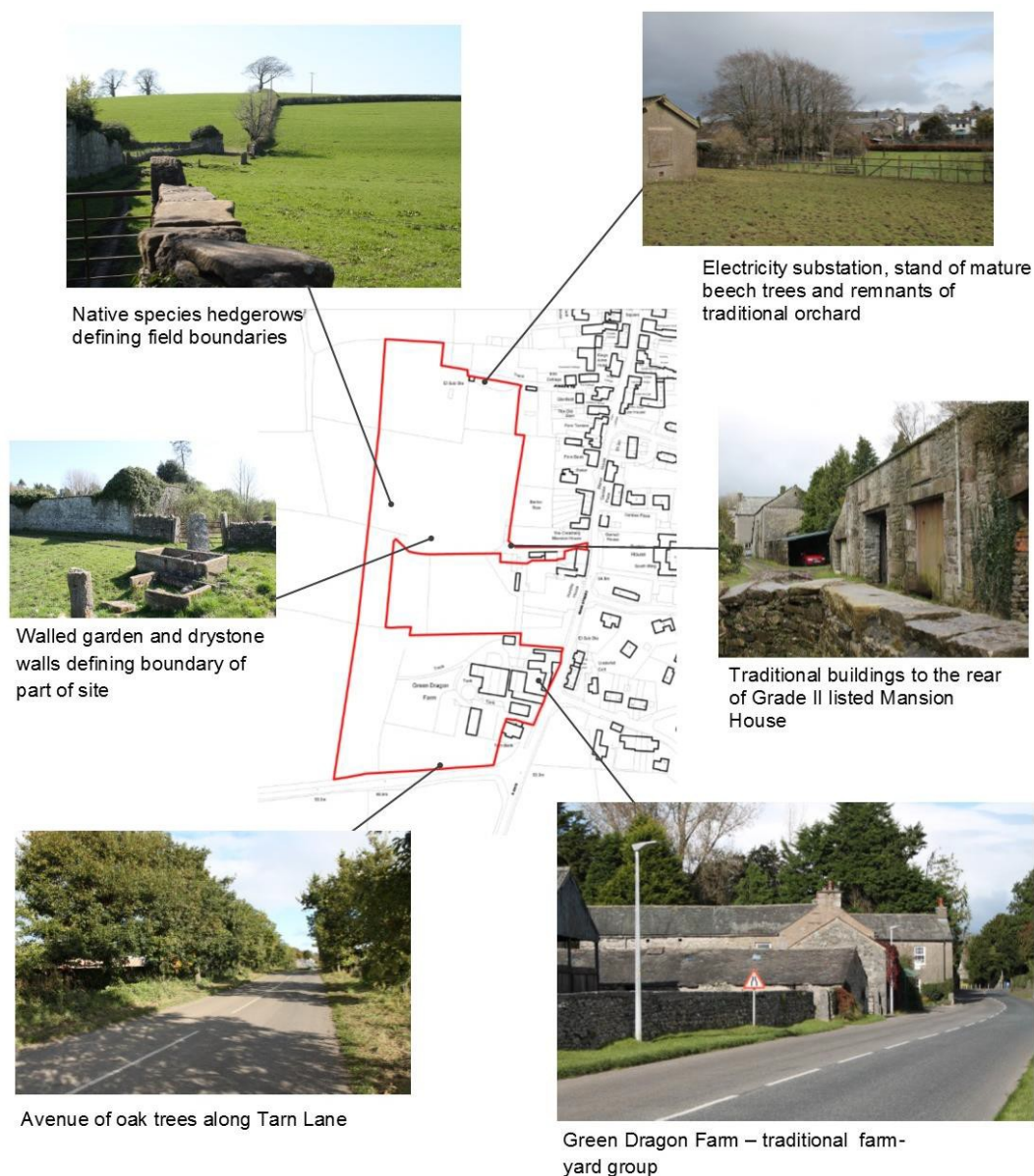


Figure 6: Features on and around the site

2.9 Ecology/Biodiversity

2.9.1 Although the fields have little biodiversity value, being given over to improved grassland with no semi-natural habitat, there are area/features of biodiversity value within the site and in close proximity to it.

2.9.2 Trees and the network of hedgerows on and around the site represent significant areas of habitat. These features include a group of predominantly beech trees to the north east boundary and a lapsed hedgerow between the field and orchard in the north east corner. The north eastern boundary is formed by a recently laid hedge adjacent to Barton Row, and there are other remnant hedges throughout the eastern boundaries. The site boundary to the west is fragmented by

existing field hedgerows that, although not yet fully assessed against the Hedgerow Regulation 1997, could be deemed 'important' under the regulations – they also contribute to the amenity of the site. There is an avenue of maturing oak trees in the highway verge to the southern boundary of the site and areas of trees and scrub around the Green Dragon Farm complex.

- 2.9.3 The paddock in the north east corner of the site contains remnants of a traditional orchard and is identified as a priority habitat. If the orchard has been traditionally managed in a low-intensity way with little or no fertilizer or pesticide use, it may have good quality ground vegetation. Older tree specimens can support interesting lichens and fungi with blossom and fruit supporting insects, birds and small mammals.
- 2.9.4 Other areas of habitat include traditional farms buildings, some largely disused and hence infrequently disturbed, have good potential to host bats, as well as a number of bird species including swallows, swifts and house martins. Larger buildings also provide habitat for barn owls. Walls in and around the site, especially unpointed drystone walls, can provide shelter for small mammals, invertebrates and amphibians, though their value relates to the quality of the surrounding habitat.
- 2.9.5 A number of trees are located on the boundary of the site within ownership of the Grade II listed Hordley House and associated curtilage.
- 2.9.6 An ecological analysis of the site by Cumbria Wildlife Trust identifies the following core assets for biodiversity:
- A network of hedgerows on and adjacent to the site;
 - Trees and mature scrub along boundaries and around the farm buildings;
 - Buildings of traditional construction with stone walls and slate roof;
 - Traditional orchard;
 - Drystone walls
- 2.9.7 There are no statutory or non-statutory designations within the site. A traditional orchard priority habitat is recorded in the north east corner of the site. A total of 211 key species have been recorded within 2km of the site since 1980.

2.10 Accessibility

Road Access

- 2.10.1 There is no existing public access into the site. There is a private field access from Tarn Lane and access to the existing Green Dragon Farm complex from the A6070 (Main Street). A track to the side of Mansion House and between cottages on Jones's Yard also provides private access to the site from Main

Street – the former is also an agricultural right of way providing access along the north side of the walled garden. Jones's Yard also provides access for service vehicles to the electricity substation.

Rail Access

- 2.10.2 Carnforth and Oxenholme railway stations are situated on the West Coast Main Line approximately 5 and 8 miles from the site respectively.

Bus Provision

- 2.10.3 There is an hourly bus service north (to Kendal via Holme, Milnthorpe) and south through the village (to Lancaster via Carnforth). This service runs Monday-Saturday with a more limited service on Sunday. There are bus stops at Green Dragon Farm and the northern end of the village on the A6070 – the bus stop at Green Dragon Farm is within 250 metres of the centre of the site.

Cycle Access

- 2.10.4 There is no existing cycle access to the site. The National Cycle Network (Route 90) passes the west end of Tarn Lane approximately 1 mile from the site.

Pedestrian Access/Public Rights of Way (PRoW)

- 2.10.5 No public rights of way cross the site; a public footpath runs to the north of the site east-west from Neddy Hill/New Lane under the M6 motorway and links up with the footpath network beyond.
- 2.10.6 Footways along Main Street are narrow and discontinuous in parts; there is no footway along Tarn Lane. Private access tracks provide links to the site from Main Street via Jones's Yard and adjacent to Mansion House.

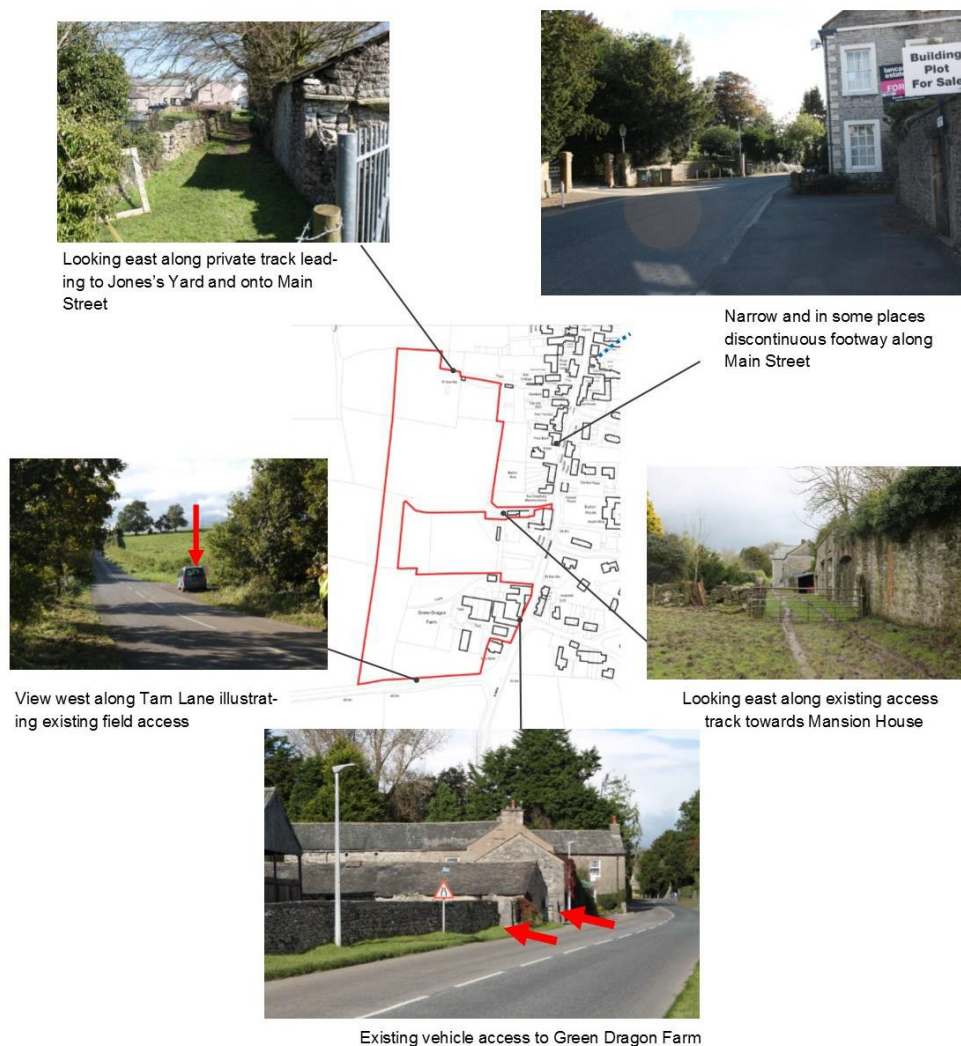


Figure 7: Existing routes in and around the site

2.11 Local Open Space Provision

- 2.11.1 There is an equipped children's play area at Boon Town (approximately 350 metres (straight line distance) from the centre of the site, with a further play area within the grounds of the primary school provided as a goodwill gesture by the primary school (approximately 500 metres from the centre of the site). Other open space / recreational facilities include a recreation ground (providing bowling, tennis and 5-a-side football) to the east side of The Square.

2.12 Archeology and Heritage

- 2.12.1 Part of the site lies within a designated Conservation Area, including the traditional farm group at Green Dragon Farm and buildings to the rear of Mansion House. Otherwise the Conservation Area boundary lies in close proximity to the eastern

boundary of the site extending along the rear boundaries of properties fronting Main Street.

- 2.12.2 Farmyard groups including Green Dragon Farm and Mansion House are identified in the Conservation Area Character Appraisal (2009) as adding 'richness to the village's morphology'. The compact farmstead group of traditional buildings at Green Dragon Farm (of mid-late 18th century origins) is the only surviving historic farmstead remaining in the village. Cary's New Itinerary Road Book (2nd edition 1802) indicates that Green Dragon operated at this time as an Inn along the main north-south coaching route.



Figure 8: Traditional farmyard group at Green Dragon Farm

- 2.12.3 Although not listed, the principle barn behind Grade II listed Mansion House (at the eastern end of the access track) is identified as a building that makes a 'positive contribution to the special architectural or historic interest of the area' and provides a 'strong presence on the lane to the northern end of this former farmyard'. There are a number of other listed buildings close to the site.
- 2.12.4 The Conservation Area Character Appraisal (2009) makes reference to the spatial structure and townscape character of Burton in Kendal with particular emphasis on the strong linear form of the Main Street with its solid and continuous built edges, and its influence on the distinctive character and appearance of the Conservation Area. Reference is also made to a number of transverse narrow yards, lanes and short roads that interrupt the mostly continuous built-up frontages of buildings arranged along each side of the Main Street.



Humble cottages of Jones's Yard, transverse track leading from Main Street alongside Mansion House with buildings reinforcing the village's morphology and the prestigious Grade II* Listed Burton House

Figure 9: Built heritage and village morphology

- 2.12.5 An assessment of architectural quality of the Conservation Area reveals predominantly mid-18th to late 19th century buildings of varied form and design styles, from prestigious detached houses, dwelling houses and formal townhouses to unsophisticated terraced rows of cottages. Construction materials vary from squared or ashlar limestone (on higher status houses) to more random limestone rubble on humbler cottages; over half of the buildings have (or appear to have once had) a rendered or roughcast frontage with the variation in external texturing being a notable aspect of the area's special character. Roofing is generally a vernacular blue/grey slate commonly arranged in graduated diminishing courses.
- 2.12.6 Cumbria County Council's Historic Environment Officer advises that the site contains remnants of narrow strip field systems with origins in the medieval period which may contain buried medieval remains. The Character Appraisal (2009) also makes reference to enclosures, namely between Fern Bank and Neddy Hill to the west of the Conservation Area, as possible remnants of 'tofts' (house plots from the medieval layout of the village).
- 2.12.7 It is likely that the linear row of traditional buildings to the rear of Mansion House represents the most southerly extent of these linear tofts or crofts, beyond which the walled former kitchen gardens associated with large Georgian houses and the farmstead at Green Dragon begin to dominate. The high wall of the former kitchen garden forms a significant feature along part of the southern boundary to the northern portion of the site.
- 2.12.8 There are no scheduled ancient monuments on the site. Evidence of medieval activity in the area is recognised with scheduled sites located along Dalton Lane approximately 1 mile to the east of the village.

2.13 Ground Conditions

- 2.13.1 There is no recorded contamination on the site.

2.14 Noise Considerations

- 2.14.1 The majority of the site is to the rear of existing properties fronting the A6070 (Main Street) and adjacent to Tarn Lane at its southern boundary. The M6 motorway is just under 500 metres to the west of the centre of the site and at this point runs through a cutting between more elevated ground. Under certain atmospheric conditions motorway noise can be heard from the site.

2.15 Flooding and Drainage

- 2.15.1 The Environment Agency flood maps show that the whole site is within Flood Zone 1 and therefore not considered to be at risk of river or sea flooding.
- 2.15.2 There are known surface water flooding issues on this site. The Environment Agency maps indicate a high risk of surface water flooding on a central portion of land in the northern part of the site. This is likely to have significant implications in terms of how much of this part of the site is developable. High risk means that in each year there is a greater than 1:30 (3.3%) chance of flooding; in this instance to a depth of less than 0.3 metres. Cumbria County Council has advised that the Environment Agency surface water flood mapping underestimates the area at risk of flooding, and has provided photographic supporting evidence demonstrating extent of flooding (December 2015).

2.16 Utilities

- 2.16.1 It is considered that development is feasible in terms of waste water capacity at Holme treatment works, subject to confirmation from United Utilities.
- 2.16.2 A 225mm foul sewer runs north-south across the eastern half of the site (see the Constraints and Opportunities Map, Figure 1 of Development Brief). United Utilities (UU) has advised on the easement restrictions that would apply in relation to this infrastructure unless the sewer is diverted (see section 4.3).
- 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 Burton in Kendal. Comments received through public consultation suggest a need for bungalows (for an aging population) and a lack of affordable housing. 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 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 revised demand linked to service centres as appropriate. It is considered that the location of extra care housing development in relation to access to services and facilities would need careful consideration.

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

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.

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

Vehicular Access

- 3.2.1 The County Council has advised that satisfactory access can be achieved off Tarn Lane at the southern end of the site. It is observed that this stretch of Tarn Lane is a straight road with good visibility splays and that the junction with Main Street is wide, again with good views. Efforts should be made to accommodate the access and associated visibility splays while having regard to the positive visual contribution made by the avenue of maturing oak trees that flank either side of Tarn Lane at this point. The exact location and detailed design of the access will be agreed with Cumbria County Council and determined through a planning application.
- 3.2.2 Cumbria County Council has advised that the development will require a revised / lowered speed limit to 40mph to a point beyond the proposed main vehicle access on Tarn Lane, as indicated on Figure 2 of the Development Brief.
- 3.2.3 Consideration should also be given to the feasibility of providing a dedicated vehicle access from the A6070 to the Green Dragon farmstead to serve any potential conversion of buildings on this part of the site. Cumbria County Council has advised that access could be achieved serving a maximum of 5 dwellings (resulting from conversion of existing farmstead buildings) subject to some modifications to the existing access. However, they do not consider that access at this point would be suitable to serve the re-use of these buildings for employment purposes due to the potential level of intensification of use of the access.

Vehicle Routes through the Site

- 3.2.4 A main residential street should wind its way through the site creating a series of loop roads within the larger portions of the site. It should be designed in a way to reduce traffic speeds (to a maximum of 20mph) to ensure a safe and

attractive route for pedestrians and cyclists. This could be achieved by designing the route as a green corridor whereby the footway/cycleway could be separated at least in part from the carriageway by a verge that may include landscaping or a Sustainable Drainage System function. It is envisaged that some pedestrian/cycleway links will be dedicated routes and separated from the residential streets – for example, links to Main Street alongside Mansion House and routes within green corridors / areas of amenity open space.

- 3.2.5 The main road should feed a series of lower hierarchy roads 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

- 3.2.6 It is important that 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 focused on making journeys, particularly to key destinations including the shops, primary school, village hall and recreation areas as well as bus stops along Main Street.
- 3.2.7 It is acknowledged that access from Tarn Lane would not alone support the integration of the site with key facilities in the village. It is therefore crucial to explore the opportunities for pedestrian / cycle links to ensure the highest level of integration to encourage active travel and reduce car usage. The obvious link to Main Street is via the access track alongside Mansion House, but other opportunities should be explored to ensure that the highest level of integration is achieved.
- 3.2.8 No public rights of way currently cross the site, but a number of physical links exist between the site and Main Street / Tarn Lane providing opportunities that should be explored, including:
- The track alongside Mansion House – currently provides access to the rear of Mansion House, and is an agricultural right of way providing access along the north side of the walled garden. This potential link falls within the allocated site boundary. Cumbria County Council recommends that the footpath should be surfaced in bituminous material and provide pedestrian access between the development and the A6070 (Main Street) subject to a road safety audit being undertaken.
 - Jones's Yard – a private yard providing access to a cluster of cottages and access to divorced gardens and the electricity substation; the yard is private in nature with residential properties directly abutting the

thoroughfare; Jones's Yard is outside the site boundary and a pedestrian link route at this point, although physically feasible, would be subject to third party agreement;

- There are a number of opportunities to provide links to the Main Street at various points around Green Dragon Farm – these could provide safe access to the bus stop adjacent to the farm;
- To support the further integration of the site with the surrounding area, Cumbria County Council states that a kerbed 1.8m wide footway should be provided from the priority junction on Tarn Lane to link with the kerbed footpath on the A6070 adjacent to Green Dragon Farm;
- Creation of a new public right of way to the north (to Neddy Hill / Drovers Way) via a former green lane and onto the wider public rights of way network to the north west of the site should also be explored to achieve maximum integration. This would require landowner agreement to create/dedicate a public right of way under Section 25 of the Highway Act 1980 as well as County Council approval.

3.2.9 New footpath/cycle routes through the site should make use of multifunctional green corridors and, where possible, use permeable surfacing. To encourage active travel, pedestrian/cycle links and routes through the site should be attractive and welcoming, use natural surveillance (avoiding enclosed passageways) and an appropriate level of lighting.

3.2.10 Footways along the historic Main Street are narrow and discontinuous in places, and in addition, concerns have been expressed at the Issues and Options and Draft consultation stages regarding the volume and speed of traffic along the main village street and how the new development might impact on this situation. Preliminary advice from Cumbria County Council suggests that traffic calming of the A6070 is unlikely taking into account the width of the carriageway and composition of traffic. However, they consider that a lowered speed limit could be viable following a transport assessment. Proposals for the site's development will require a comprehensive Transport Assessment and Travel Plan.

Employment use and parking

3.2.11 In the case of employment development, parking areas should be designed so as not to dominate space between any highway and the business premises being accessed. Areas of parking should not create a visual or physical barrier to road users wishing to access the site by means other than private motor vehicles. Additionally, the design should separate out activities such as loading/unloading, service bays and other deliveries wherever possible so that these can take place away from the main parking areas, thus reducing potential for conflict between vehicles and pedestrians in the space.

- 3.2.12 Parking areas should be landscaped to help create a 'green' appearance. They should be perceived as safe and secure.

3.3 Heritage

Conservation Area and Buildings of Historic Interest

- 3.3.1 Part of the site (including the traditional Green Dragon Farm group and the buildings and access track near Mansion House) lies within a designated Conservation Area where legislation requires special attention to be paid to the 'desirability of preserving or enhancing the character or appearance of that area' (Planning (Listed Buildings and Conservation Areas) Act 1990). In addition many of the buildings fronting Main Street (A6070), forming the eastern boundary of the site, are either listed buildings (notably Grade II listed Mansion House) or unlisted buildings that make a positive contribution to the special architectural or historic interest of the area.
- 3.3.2 Core Strategy policy CS8.6 supports the safeguarding and enhancement of historic environment assets, including conservation areas, listed buildings and attributes that contribute to a sense of local distinctiveness. It also seeks the adaptive reuse of redundant or functionally obsolete listed buildings or important buildings within conservations areas.
- 3.3.3 Conservation of the historic environment is a planning principle embedded in national legislation and guidance as well as the Council's Local Plan policies. In view of the presence of significant heritage assets in or within close proximity of the site, a detailed design mitigation strategy will be required to ensure that designated and non-designated heritage assets will not be adversely affected, and the setting of the Conservation Area would be protected. In order to satisfy the guidance given in NPPF (para 128), we will also require an assessment of heritage significance and an assessment of impact.
- 3.3.4 To guide the key building conservation principles in the context of this Development Brief, the Council's Conservation Officer has provided a provisional assessment of the historic farm group at Green Dragon Farm and buildings to the rear of Mansion House in terms of both their architectural merit and contribution to the character and appearance of the Conservation Area. The advice note is provided in Appendix 2 and summarised below.
- 3.3.5 **Green Dragon Farm:** is a compact but undesignated traditional farmstead group of mid-late 18th century origin situated within the Conservation Area and is the only surviving historic farmstead remaining in the village. In summary:
- the farmhouse and attached rear range along with the

coach and cart shed (on the east side of the farmyard), whilst of modest architectural merit, are considered to have an important visual presence giving definition to the street at the settlement's main entry point from the south, and are considered to contribute positively to the Conservation Area; these buildings are considered worthy of retention;

- the two storey threshing barn on the west side of the farmyard is considered worthy of including on the Council's Local List. It is considered that it would be relatively easy to convert and recommends a strong presumption of its retention;
- the single storey cow byre range forms the south edge of the historic farmstead. Whilst possessing some distinctive elements, it is otherwise considered of modest architectural merit. Combined with the poor condition of its fabric, it is considered that it may be difficult to convert. The Conservation Officer advises that recording in mitigation for its loss would be an appropriate outcome for this building;
- Other miscellaneous traditional buildings on the farmstead have either been substantially adapted, possess no obvious architectural merit or are in poor structural condition – although considered to be of insufficient merit to retain, recording before loss should be a requirement.

3.3.6 Buildings to the rear of Mansion House: comprise a linear group of one and two storey barns and are within the Conservation Area. In terms of the village morphology, these buildings appear to signify the most southerly extent of the mediaeval linear rear tofts and crofts:

- The main two storey barn (closest to Mansion House) has a deep lean-to on its eastern end and a small gabled extension on the west. The barn is identified in the Conservation Area Character Appraisal (2009) as making a 'positive contribution to the special architectural or historic interest of the area.' In addition, it is considered that the principle building is very likely to be listed by virtue of its siting within the curtilage of the Grade II listed Mansion House, although further analysis would be required to accurately determine this. Given the heritage value of this building, there would be a strong presumption against its demolition. The Council's Conservation Officer suggests that the building would be capable of adaptive reuse, unless its condition and viability costing demonstrated otherwise;
- The barn to the west end of the track has been reduced to a single storey. It is considered to be of modest architectural value and its interest diminished by alteration to the upper floor. The Council's Conservation Officer suggests

that recording in mitigation of loss would be acceptable for this building should demolition be proposed.

- The Conservation Area Character Appraisal (2009) identifies an inherently linear settlement pattern, with a number of transverse narrow yards, lanes and short roads interrupting the mostly built-up frontages of buildings along the main street. Any new buildings that may be proposed for this narrow strip should follow this historic settlement pattern, with buildings and roof forms arranged along an east-west axis respecting the solid-to-void ratios and physical massing.

Archaeology

- 3.3.7 There is clear evidence of medieval activity on parts of the site. Although no archaeological work has been carried out to date in Burton in Kendal, evidence from similar villages where investigations have been undertaken show that the rear of properties can contain buried medieval remains of activity that took place in the back plots such as domestic industry, rubbish disposal and agriculture.

3.4 Design and Layout Framework

Site Specific Design Guidance and Character Areas

3.4.1 Character Area 1: Southern Housing Area / Green Dragon Farm

Objective: To create a high quality, thoughtfully designed and distinctive residential development at this gateway location to the village that recognises and responds sensitively to the site's context including heritage and landscape assets.

Landscaping and Green Infrastructure:

- Soften the view of the site on the southern approach along the A6070 to create an attractive transition from open countryside to village settlement;
- Retain existing trees, hedgerows and drystone walls where possible and introduce additional planting along the southern boundary of the site to supplement the existing maturing avenue of oak trees;
- Separate the employment and housing areas by creating a new hedgerow boundary with occasional hedgerow trees typical of field boundaries within the local landscape, and create a footpath link to the A6070 along / adjacent to this route.
- Additional planting (tree / hedgerow) along edge of the southern boundary of the walled garden would also be appropriate to retain a green finish and protect privacy and integrity of the former walled garden.

Design and Appearance:

- Option A: design quality should reflect gateway location and position on the edge of open countryside and take reference from character of the adjacent Conservation Area and its agricultural / edge of settlement location;
- Option B: design quality should pay attention to the significance of the Conservation Area and the curtilage listed wall of the kitchen garden; it should include the retention and sensitive conversion of buildings forming the traditional farmyard group taking account of their heritage value and setting within a Conservation Area;
- Variation in house types and styles to add interest – avoidance of a monotonous and standardized design; Option A, particularly fronting the main access route, provides an opportunity for landmark buildings/interesting design features as a statement / interpretation of the new development, marking the key access route and inviting exploration of the site.

Orientation, Scale, Density and Layout:

- Option A: could accommodate lower density housing and careful orientation with gable ends onto Tarn Lane and long gardens to accommodate a gentle transition from settlement boundary to open countryside particularly in the eastern portion of this housing area; to the western end of this housing area, houses should retain an active frontage towards Tarn Lane and the access corridor to soften the visual impact of development and accommodate transition to open countryside; scale, density, massing, materials and design to have a characteristic village appearance to mitigate views from south;
- Option B: could accommodate higher density housing; orientation and layout could reflect the traditional settlement pattern; consideration of dedicated access to the farmyard group to serve up to five dwellings.
- Houses fronting streets and active travel routes to provide natural surveillance and increase the appeal of active travel.
- Both Options: Ensure layout takes account of the requirement to include an easement for access to the foul sewer that crosses the north east part of the character area. Discussion will be needed with United Utilities to determine specific requirements in this respect.

3.4.2 Character Area 2: Western Housing Area

Objective: To create a high quality, thoughtfully designed and distinctive residential development that responds sensitively to the site's context including heritage and landscape assets and frames the entrance to this development providing a visual link to the rest of the site.

Landscaping and Green Infrastructure:

- Framed by the multi-functional access corridor with associated landscape planting to the east;

- Soften the impact of and provide visual containment of the site through new landscape planting along the western boundary of the site.

Orientation, Scale, Density and Layout:

- Layout, scale, siting, orientation and massing to work within the constraints of existing landscape assets, take reference from local heritage;
- Housing to ensure an active frontage to the main access corridor to ensure a good level of natural surveillance so that this multi-functional route feels safe to use.

3.4.3 Character Area 3: North-Western Housing Area

Objective: to create a high quality, thoughtfully designed and distinctive residential neighbourhood that is sensitive to local landscape and heritage assets, and respects the residential amenity of existing and new development.

Landscaping and Green Infrastructure:

- Work within existing field patterns by retaining field hedgerows and, where appropriate, reinforcing this landscape asset through the introduction of new field hedgerow boundaries;
- Retain and work with the existing landform – rising land to the western side of this housing area is an important feature within the local landscape and should be kept as intact as possible; any terracing should therefore be subtle to avoid imposing retaining walls and loss of landscape form;
- Introduction of new hedgerow boundary and tree planting along the western boundary to contain and provide a backdrop to new development;
- Key multi-functional open spaces with SuDs, wildlife, informal recreation and active travel functions; green corridors reinforcing existing landscape character and providing recreational links, biodiversity and landscape enhancements;
- Additional pockets of planting, amenity open space and landscaping throughout the neighbourhood to provide visual amenity and biodiversity value;
- A north-south and east west network of active travel routes around **the site with links** to the wider area;
- Removal of overhead cables and relocation of sub-station.

Orientation, Scale, Density and Layout:

- Layout, scale, siting, orientation and massing to work within the constraints of existing landscape assets, take reference from local heritage, and mitigate impact on the amenity of existing and proposed residential development;
- Housing to overlook (or at the very least not turn their backs on) streets, open spaces, green corridors and the network of active travel routes. This will ensure a good level of natural surveillance so that these areas feel safe to use. Close board timber fencing along such boundaries or paths forced between back gardens will not be acceptable;
- Permeable layout to enable better pedestrian / cycle linkages.

3.4.4 Character Area 4: North-Eastern Housing Area

Objective: to create a high quality, thoughtfully designed and distinctive residential neighbourhood that is sensitive to local heritage assets and landscape features and respects the residential amenity of existing adjacent development.

Landscaping and Green Infrastructure:

- Work within existing field patterns by retaining field and boundary hedgerows and, where appropriate, reinforcing this landscape asset by restoring lapsed hedgerows by bringing under new management;
- Ensure protection of existing stand of beech trees during and post construction through use of a buffer zone;
- Additional planting along the eastern boundary to mitigate the impact of development from existing and proposed residential development;
- Key multi-functional open space with Sustainable Drainage System function, wildlife, informal recreation and active travel functions; opportunity to mitigate any loss of orchard habitat (on northern section this housing area) through planting of fruiting / flowering orchard species. The extent to which this area performs multiple functions will depend on the degree and nature of its use for Sustainable Drainage System purposes;
- Extent of development to be informed by the outcome of further ecological survey to assess the ecological value of the recorded traditional orchard Priority Habitat and using this to determine whether development can reasonably utilize this part of the site, with mitigation of loss through planting of new orchard and trans- location of ground turf and flora to the multi-functional open space marked A on the Indicative Land Use Proposals Map.

Orientation, Scale, Density and Layout:

- Scale and position of housing will largely be determined in context of the degree and nature of use of land to the west for Sustainable Drainage System function purposes. Lower density, careful orientation or longer gardens on the eastern edge could be appropriate to mitigate close-proximity views from existing dwellings (and the proposed new dwellings adjacent to the eastern boundary of the site);
- Houses to maintain an active frontage by facing (or at very least not turning their backs on) the adjacent multi-functional open space.

3.4.5 Character Area 5: Employment Area

Objective: to provide a high quality local employment development in this prominent gateway location on the edge of the village that responds sensitively to heritage and landscape assets and works sympathetically with adjacent residential uses.

Landscaping and Green Infrastructure:

- Soften the view of the site on the southern approach along the A6070 to create an attractive transition from open countryside to village settlement;
- Retain existing trees, hedgerows and drystone walls where possible and introduce additional planting along the southern boundary of the site to supplement the existing maturing avenue of oak trees;
- Separate the employment and housing areas by creating a new hedgerow boundary with occasional hedgerow trees typical of field boundaries within the local landscape, and create a footpath link to the A6070 along / adjacent to this route.

Design and Appearance:

- Option A: to include the sensitive conversion of the traditional farmyard group taking account of their heritage value and setting within a Conservation Area; new buildings should take reference from the character of the adjacent Conservation Area, its landscape setting and relationship to adjacent residential areas; care should be taken to minimize the impact of parking, unsightly service areas, including loading bays, through careful siting and landscaping;
- Option B: design quality, in terms of materials, massing, scale, orientation, design and landscaping, should take account of this gateway location and position on the edge of open countryside and should take reference from the character of the adjacent Conservation Area and its agricultural / edge of settlement setting; new business units could reflect the size, massing and materials of traditional farm buildings to give a 'village farm' appearance when seen from the southern approach; structures of a monolithic scale / massing would be conspicuous in views from the south – therefore, breaking up the physical massing of employment units, by north-south orientation of roofs and sensitive use of facing materials, will be critical. An active frontage to Tarn Lane and the footpath link to the A6070 should be retained with unsightly service areas carefully located to minimize impact on landscape, heritage assets and amenity of adjacent residential areas.

Orientation, Scale, Density and Layout:

- Careful consideration of the siting of B1 / B2 employment uses taking account of neighbouring residential development;
- Scale, orientation, massing and layout of new buildings needs to take account of local context including neighbouring residential development, as well as impact on landscape and existing heritage assets;
- Development fronting footpath links to provide natural surveillance and increase the attractiveness of active travel.

3.5 Landscape, Open Space and Green Infrastructure Framework

Introduction

- 3.5.1 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.
- 3.5.2 Policy LA2.13 of the Local Plan – Land Allocations DPD requires ‘a landscape and green infrastructure framework providing effective mitigation of visual impacts on the Conservation Area and in views of the site from the south.’ 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

- 3.5.3 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.
- 3.5.4 The Green Dragon Farm 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.

- 3.5.5 The approach to play provision for the site needs to take account of existing play provision in the area. There are two children's play areas in the village: one at Boon Town; the other situated within the grounds of the primary school as a goodwill gesture by the school – a provision that cannot necessarily be guaranteed in the longer term. Respectively these play areas are approximately 350 metres and 500 metres from the centre of the site. Other open space / recreational facilities include a recreation ground (providing bowling, tennis and 5-a-side football) to the east side of The Square.
- 3.5.6 Given the proximity and quality of existing formal play areas and other outdoor sports facilities in the local area, it is not considered necessary for formal on-site play provision on the Green Dragon Farm site. However, there is an identified shortfall in the provision of informal open space (including natural/semi-natural or amenity open space, as assessed against accessibility standards defined by Core Strategy Policy CS8.3a). It would therefore be appropriate to provide natural/semi-natural or amenity green space within the site that provides opportunities for informal play. Specific requirements will be determined at planning application stage through discussions with the developer and the Council's Community and Leisure team.
- 3.5.7 While the provision of on-site play facilities is not considered necessary, financial contributions to improvements to the existing play area at Boon Town would be appropriate. The specific nature and value of off-site financial contributions will be determined at the planning application stage in conjunction with the Council's Community and Leisure team.

Landscape and Green Infrastructure Framework

A: North-south multi-functional open space

- 3.5.8 This multi-functional open space utilizes part of the wayleave of the mains sewer that runs north-south across the site and uses a natural hollow which is subject to surface water flooding during periods of heavy / sustained rainfall. The scale of this area, and the type of uses and functions it performs will depend on the degree and extent of its Sustainable Drainage System function. In addition to performing such a function this area could provide:
- Accessible and informal semi-natural amenity open space, incorporating opportunities for informal play, as part of a wider network of multi-functional green corridors around the site;
 - safe and attractive active travel routes including foot and

cycle paths as part of a wider network throughout the site;

- an opportunity to mitigate any loss of orchard habitat by planting new fruiting / flowering species to secure landscape, heritage and biodiversity enhancement;

Careful consideration must be given to the presence of the mains sewer, its Sustainable Drainage System and open space use and any works in close proximity to this feature will need to take account of the United Utilities guidance document 'Standard Conditions for Works Adjacent to Pipelines'. Developers will need to discuss any proposals with United Utilities in this regard.

B: East-west green corridor

- 3.5.9 This green corridor protects an historic hedgerow of important landscape and biodiversity interest as well as contributing to a network of footpaths within the site. The planting of new occasional trees along this field hedgerow boundary will help to reinforce the historic field boundary as well as frame and soften the impact of built development.

C: East-west multi-functional corridor

- 3.5.10 This multi-functional green corridor runs east-west across the centre of the site forming part of a continuous thread of green across and around the site, and representing a key active travel link to Main Street via an existing track adjacent to Mansion House.
- 3.5.11 The corridor provides the opportunity to reinforce and extend an existing east-west field hedgerow by introducing a line of new hedgerow planting incorporating occasional hedgerow trees. This will further reinforce the field patterns characteristic of this landscape as well as providing informal recreational, heritage and biodiversity enhancements.
- 3.5.12 By retaining a strong and open east-west axis at this point, this corridor reinforces the settlement pattern which typically follows a linear form with perpendicular tracks or yards leading from Main Street. This line appears to represent the southern-most extent of the rear tofts and crofts that characterize the village morphology and are of mediaeval origin – to the south of this, the large private gardens associated with Georgian houses and the Green Dragon farmstead begin to dominate. Additional hedgerow and tree planting will further reinforce the landscape/settlement pattern as well as softening and framing the built development.
- 3.5.13 The south side of the corridor is mainly flanked by the high wall of the former kitchen garden. It is understood that alongside this, an agricultural right of way provides access to the paddock to the west side of the kitchen garden. The wall is an attractive historic feature along this green corridor and should be protected during the construction period and after development is complete.

3.5.14 This multi-functional green corridor should provide:

- Accessible and informal semi-natural amenity open space as part of a wider network of multi-functional green corridors around the site;
- Safe and attractive active travel routes including foot and cycle paths as part of a wider network throughout the site;
- A footpath link to Main Street;
- A reinforcement and extension of existing landscape and biodiversity assets including the east-west hedgerow and landscape planting;
- Protection of the historic settlement pattern and heritage assets, including the high wall of the former kitchen garden;
- Opportunity to contribute to Sustainable Drainage System function.

Careful consideration must be given to the presence of the mains sewer, its Sustainable Drainage System function and open space use and any works in close proximity to this feature will need to take account of the United Utilities guidance document 'Standards Conditions for Works Adjacent to Pipelines'. Developers will need to discuss any proposals with United Utilities in this regard.

D: Access corridor

3.5.15 This multi-functional access corridor could combine the main vehicle access with landscape planting, pedestrian/cycle links, biodiversity enhancements and contribute to Sustainable Drainage System functions.

3.5.16 At the southern end of the corridor, new landscape planting in the form of a new hedgerow boundary interspersed with occasional trees will frame the western edge of the corridor. Additional tree planting should be provided along the route of the corridor to frame development within its landscape, ensure ecological connectivity and soften the impact of development. The corridor should incorporate a safe and attractive pedestrian and cycle link, connecting with the network of active travel routes within the site. The realignment of the existing north-south boundary wall towards the south end of this corridor and the restoration / maintenance of the drystone wall along the east side of this corridor (at its northern end) would enable the framing of the east side of this access corridor.

E: Green Dragon Farm Corridor

- 3.5.17 This green corridor divides potential housing and employment areas. It should incorporate a new hedgerow to echo existing field patterns, which interspersed with occasional trees, will frame and separate the new land uses. It also provides the opportunity to create active travel links (adjacent to this new boundary) to Main Street and the bus stops at the southern end of the village.

Other areas of open space

- 3.5.18 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. 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.

Hedgerows and trees

- 3.5.19 The existing native hedgerows on the site have a high value in terms of both landscape and biodiversity, and should play a central role in developing the site's green infrastructure network. Further assessment will be required to establish if the hedgerows are deemed 'important' under the 1997 Hedgerow Regulations. Other hedgerows within and around the site comprise a lapsed hedgerow dividing the north-east portion of the site, a recently laid hedgerow to the rear of Barton Row and other remnant hedges throughout the eastern boundaries.
- 3.5.20 The site layout should minimize the removal of existing hedgerows and incorporate them into the green infrastructure framework, wherever possible, restoring lapsed hedgerows and bringing them under new management. Fragmentation of hedgerows should be minimized and new boundaries should be formed by new planting to mitigate any loss.
- 3.5.21 Hedgerows to be retained on the site should ideally be separated from dwelling boundaries by footpaths, roads, Sustainable Drainage Systems, open space and other non-domestic land uses to maintain their protection. Where new access points are created in the hedgerows, any existing access points no longer needed for the proposed layout should be filled with appropriate species hedge plants.
- 3.5.22 The stand of mature beech trees along the north east boundary of the site provide a significant feature in the landscape as well as providing an important ecological habitat. The young avenue of oak trees in the highway verge to the southern boundary (but outside) the site is considered to have huge

potential to become significant in the landscape in the long term and should be retained where possible taking into account visibility requirements for access to the site off Tarn Lane. Trees and scrub around Green Dragon Farm are valuable in both ecological and landscape terms. Trees and hedgerows on and adjacent to the site should be protected during the construction period and beyond through the use of buffer zones, with any loss mitigated by additional planting elsewhere on the site.

Landscape planting

- 3.5.23 The proposed western boundary of the site (currently undefined by any physical boundary) should comprise a new mixed native species field hedgerow with occasional hedgerow trees – species should include elder, hawthorn, guelder rose, holly and hazel planted in double rows with standard trees planted at intervals, including species such as cherry, rowan, oak, birch and small-leaved lime. Treatment of the boundary in this way will provide a backdrop to built development, complement the site's landscape character as well as enhancing biodiversity and ecological connectivity.
- 3.5.24 Additional planting along the southern boundary of the site will be required to complement the avenue of oak trees and soften the impact of development on approach from the south. Tree planting should also be used to soften and screen views around other sensitive perimeters of the site, namely the eastern and northern boundaries where the site abuts existing and proposed residential properties and private divorced gardens.
- 3.5.25 Plant species should be locally native and provide biodiversity benefits including careful attention to ensuring the connectivity of ecological habitats within and beyond the site.
- 3.5.26 United Utilities advise that for any new planting in proximity to their assets, the species will need to be in accordance with their guidance: Standard Conditions for Works Adjacent to Pipelines, issue 3.1, July 2015 (Document ref. 90048).
- 3.5.27 Maps of Burton in Kendal in the 1800s indicate a strong tradition of orchard planting in paddocks to the rear of properties fronting Main Street. Remnants of a traditional orchard in the north east corner of the site is recorded as a priority orchard habitat. A further botanical assessment of the orchard (between March and September) will need to be undertaken to establish the quality of ground flora and verify the heritage value of remaining trees. Any loss of this orchard habitat should be mitigated by new orchard planting (including the trans-location of ground flora, if identified as of significant ecological value). Planting of fruiting and flowering species will be strongly encouraged as part of the overall mix of landscaping and tree planting – not only does this provide valuable habitat, landscaping and green infrastructure opportunities, it also recognises and reinforces the heritage value of the site.

- 3.5.28 Where appropriate, historic field patterns should be reinforced by the introduction of new field boundaries in appropriate patterns (i.e. running up the slope of the hill, perpendicular to the main street).

Other features

- 3.5.29 Some boundaries are defined by drystone walls. The high boundary wall of the former kitchen garden that historically most likely served Burton House forms a significant feature within the central part of the site. Drystone boundary walls contribute to the landscape as well as providing wildlife habitat. These should be retained (and restored where necessary), although in the southern part of the site some realignment may be required along the access corridor. The historically significant kitchen garden wall should be protected during and after development.

3.6 Ecology/Biodiversity: Guidance

- 3.6.1 Guidance provided below is based on ecological advice provided by Cumbria Wildlife Trust. The development of Green Dragon Farm provides opportunities for habitat and species enhancements. Whilst the majority of the site is intensively grazed improved pasture of little ecological interest, there are areas/features within the site that have been identified as core assets for biodiversity, including hedgerows, trees, traditional buildings, a traditional orchard and drystone walls. The retention of hedgerows, trees and stone walls plus careful renovation of traditional buildings will help to protect habitats and species, whilst the creation of new green spaces and corridors will result in opportunities for enhancement and extension of existing habitat. In addition, the Sustainable Drainage System network may be designed to create benefits for wildlife and enhance the site's ecological value through, for example, the creation of a pond / wetland area to the south of the orchard where waterlogging is frequent in winter months.
- 3.6.2 The proposed green corridors and green spaces will help to provide a network of wildlife corridors which will help to provide a sense of continuity between Burton in Kendal and the countryside and allow species to migrate and reinforce habitats. 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.
- 3.6.3 Detailed habitat and species surveys as appropriate will be required at the planning application stage. These are likely to include bat, breeding birds and hedgerow surveys, the latter to determine whether any hedgerows within the site are affected by Hedgerow Regulations 1997. A further survey will be required to assess the ecological quality of the ground flora and tree specimens in the traditional orchard to inform the detailed site layout and any loss mitigation measures,

as necessary. 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 or mitigations measures for any loss.

- 3.6.4 The landscape/open space management plan should consider biodiversity habitat restoration/establishment and replacement of habitat/species where appropriate based on the outcome of the surveys as part of any planning application.
- 3.6.5 Opportunities for off-site planting to west of site – would enhance biodiversity and ecological connectivity as well as providing landscape and noise mitigation benefits (i.e. motorway noise occasionally present in certain weather conditions).

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 Green Dragon Farm site, in close liaison with South Lakeland District Council, Cumbria County Council and relevant third parties and statutory bodies.

4.2 Phasing 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, waste water 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 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

- 4.3.3 The presence of a foul sewer running north-south across the eastern part of the site may affect the layout of the site.

- 4.3.4 United Utilities (UU) has advised that no dwellings, buildings or other solid structures can be built over the sewer that would prevent UU from entering the sewer for maintenance purposes. Where development occurs close to the line of the sewer, the layout of the development should ensure an easement of a minimum of 6 metres (3 metres either side of the sewer from the central line). However, UU are satisfied that this does not preclude the provision of open space, roads or gardens over the line of the sewer assuming that access for maintenance can be guaranteed. Alternatively, a diversion of the sewer would be requested.
- 4.3.5 UU would welcome discussions with their Developer Services at the earliest opportunity as the sewer may have implications for the layout of any development.

Electricity

- 4.3.6 Electricity North West (ENW) advise that multiple ENW assets cross the Brief site, including; an 11Kv overhead line, 11kv switching station and 11kv cables. These will need to be relocated/diverted. The cost of such a diversion would usually be borne by the applicant/developer. Any applicant /developer are advised by ENW that they (ENW) have requirements to inspect, maintain, adjust, repair or alter any of their distribution equipment. This includes carrying out works incidental to any of these purposes and this could require works at any time of the day or night. The ENW's Electricity Services Desk (tel 0800 195 41 41) will advise on any issues regarding diversions or modifications. Any developer(s) should make early contact with ENW when formulating their proposals for the site. Electricity North West offers a fully supported mapping service, at a modest cost, for their electricity assets. ENW's Data Management Team can be contacted on; Tel 0800 195 4141.
- Where development is within, or adjacent to ENW operational land, any developer(s) must ensure that the development proposed does not encroach over either the land or any ancillary rights of access or cable easements. If planning permission is granted, then the applicant/developer should verify such details by contacting: Electricity North West, Estates and Wayleaves, Frederick Road, Salford, Manchester M6 6QH.
- 4.3.7 The applicant/developer are advised by ENW that great care should be taken at all times to protect both the electrical apparatus and any personnel working in its vicinity. Two relevant documents are produced by the Health and Safety Executive (HSE) HS (G) 47 – Avoiding danger from underground services; and GS6 – Avoidance of danger from overhead electric lines.

Education

- 4.3.8 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 86 houses would yield 17 primary aged children and 13 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.

- 4.3.9 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 Plan 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
CS7.1	Meeting the employment requirement
CS7.2	Type of employment land required and sectoral split
CS8.1	Green Infrastructure
CS8.2	Protection and enhancement of landscape and settlement character
CS8.3a	Accessing open space, sport and recreation
CS8.3b	Quantity of open space, sport and recreation
CS8.4	Biodiversity and geodiversity
CS8.6	Historic Environment
CS8.7	Sustainable construction, energy efficiency and renewable energy
CS8.8	Development and flood risk
CS8.9	Minerals and waste
CS8.10	Design
CS9.1	Social and community infrastructure
CS9.2	Developer Contributions
CS10.1	Accessing Services
CS10.2	Transport Impact of New Development

SOUTH LAKELAND LOCAL PLAN – LAND ALLOCATIONS DPD

LA2.13	Green Dragon Farm, Burton in Kendal
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SOUTH LAKELAND LOCAL PLAN 2006

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

C5	External Lighting
C11	Tree Preservation Orders
C15	Listed Buildings and their settings
C16	Control of Development affecting Conservation Areas
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: Conservation and Design Advice

South Lakeland District Council

Directorate: People and Places

Internal Memorandum

To: Kim Russell: Development Plans Officer

Your Ref:

From: Graham Darlington: Conservation Officer

My Ref:

Date: 6th January 2017

DEVELOPMENT BRIEFS – CONSERVATION AND DESIGN ADVICE SITE: GREEN DRAGON FARM, BURTON IN KENDAL

Further to our earlier meeting and your formal consultation on 9th December 2016 requesting advice on the draft Green Infrastructure options. I visited the site on Monday 19th December and examined the southern part of the allocation site, the historic farmstead at Green Dragon Farm, and the buildings adjoining the trackway to the rear of the Mansion House.

You have requested advice in connection with five separate queries, and I shall deal with these in turn, in the order laid out in your memorandum.

Potential of the buildings to be included in the emerging South Lakeland Local List:

The farmhouse and its attached rear range is of at least three phases. The main farmhouse part on the eastern edge of the farmstead is protected by a mid C20th cementitious roughcast on those elevations facing the highway, which conceals any earlier historic evidence, and so a clear understanding of the building's age and later development is not possible. It is very possible that the northern part that is orientated east-to west with an asymmetrical front that faces south is the earliest part. The deeper plan house part adjoining to the south is double fronted and has a short rear two storey (staircase?) wing. This was extended eastwards to form a pair of byres with a granary and hay loft over, and, while it contains a reset sunk-chamfered mullioned window of the Mid C17th that may well have come from the earliest house on the site, the external detailing and internal ceiling beams suggest a late C18th date for this addition.

The main farmhouse elevations on the east side today appear plain and unadorned, their architecture being further diminished by the insertion of PVCu windows in the later C20th. The farmhouse parts are now too much altered to be included in the SLDC Local List, although, while having a modest appearance, they nevertheless have a real visual presence in the way they edge and give definition to the street at the settlement's main entry point from the south. Given the very possible mid-late C18th origins of this farmhouse group and its positive

contribution to the streetscape, I would advise that this building certainly adds to the special interest of the conservation area. The added rear wing with a first floor granary is an interesting farm type that is a relatively early example and is quite well preserved, although it is physical fragile in places. It would be a border line candidate for inclusion in the local list but further analysis and research would be required to determine this.

The one and a half storey **coach and cartshed range** with lofts attached to the south end of the farmhouse is in two phases – the shorter northern part being the earliest of c.1820, the longer southern part being of c.1880. The east elevation is blank save for a door opening at its north end, and this reinforces the introverted character of the farmstead. The tripartite arrangement of door openings with solid limestone lintels on the west side is visually attractive and distinctive. The longer southern component has openings with rock faced surrounds and rusticated quoins and margins that suggests an 1880s partial rebuilding, while the incorporation of a steel beam at the south end evidences a late C20th reconstruction. The graduated blue/grey slated gable roof is in extremely poor structural condition and seemingly beyond salvage, although the walls appear mostly sound. The building has an unusual function and corresponding arrangement of openings but its architecture is otherwise modest, and this factor together with the impact of the later alterations mean that it would not qualify for inclusion on the local list. It does have an important relationship to the village street and the long blank wall here provides a visually signal for the historic function of this site as a farmstead. Due to its low height it would be an awkward building to convert into a domestic use but it should prove easier to adapt it for commercial purposes. In terms of the conservation area, this building does make a positive contribution and so any proposals for its demolition should be resisted.

A long **single storey cowbyre range** forms the south edge of the historic farmstead. This is shown on the 1858 OS Map and its design character suggest a construction date shortly before that date. Its farmyard elevation seems to have been conceived with setbacks to take sliding doors (now all removed) and this creates an elevation with a distinctive articulation and appearance, although beyond this, the building's architecture is otherwise utilitarian and vernacular. The loss of the original doors and the conversion of some the original doorways into windows; the very poor condition of the roof and some sections of the masonry walls; and the difficulties facing any viable conversion mean that it would not be appropriate for this building to be added to the local list and that recording in mitigation for its loss would be an appropriate outcome for this building.

The combination range on the west side of the farmyard is of two full stories in random limestone rubble with stressed quoins and a roof laid in local blue/grey slates in diminishing courses. The southern half functions as a full height threshing barn with a tall wagon door on the east side and a now partly blocked matching winnowing door on the west side, both with stone arched voussoirs and quoined jambs. To the north are coupled cow byres, now converted into a milking parlour with stone lintels and quoined surrounds; while a taking in window serving a first floor hay loft has a timber lintel and plain jambs. The gabled ends are plainer but both have owl holes in the apex. Internally, the original oak C18th collar and tie beam trussed roof with trenched purlins and secondary rafters is preserved. The full length

lean-to extension along the west side is shown on the 1858 OS map and, while plain and functional in appearance it is also of some historic interest.

Other than for modern concrete floors and the inserted milking parlour the building may well have qualified for statutory listing but it would certainly be a very good candidate for the SLDC Local List. It would be relatively straightforward to convert this building into residential or commercial use and so there should be a strong presumption that this building should be retained in any future development of the site.

The other **miscellaneous traditional buildings** on the farmstead have either been substantially adapted, possess no obvious architectural merit or are in a very poor structural condition, and none of these buildings are of sufficient significance to be retained, although recording before loss should be a requirement.

The buildings behind The Mansion House

In terms of village morphology this linear row of buildings appears to be the most southerly extent of the linear rear tofts and crofts that characterise the two row village plan, and which are of mediaeval origin – to the south of this large private gardens associated with Georgian houses and the farmstead at Green Dragon begin to dominate. The large, two storey barn nearest to the road probably dates from c.1800. The lower east end now has a deep lean-to roof but the lack of any obvious structural joint between these two parts suggest that they are contemporaneous, although the walls may have been lowered at the east end to form the current roof form and wide coach/cartshed opening. The main barn has a distinctive asymmetrical north side that is dominated by taking in door openings at first floor height and more modest single doors and narrow breather slots below, the door towards the east having been enlarged at a later date. The smaller window opening to the LH first floor and the chimney above it suggest that this part of the loft may have been used a bothy for farm workers. All of the original openings have plain jambs and elliptical arched heads of rough stone voussoirs. The rear wall is completely covered in ivy growth but at least one ground floor door opening seems to have been provided on that side. A small gabled extension on the west end postdates 1860 while the longer single storey parts looks to be of C20th date and is of no interest. The principle building is very likely to be a building within the curtilage of the Grade II listed Mansion House although further analysis would be needed to accurately determine this. In any case the barn has both architectural and historic interest so that it makes apposite contribution to the conservation area, and so there is a presumption against demolition. However, the roof cover and structure is in a parlous condition and will need complete replacement. The walls appear much better structurally but they are in need of significant attention. My advice is that the building would be capable of adaptive reuse but at significant expense, and so its condition and any viability costing would need to be demonstrated if proposals for demolition were to be drawn up.

The barn further to the west has been reduced to a single storey and some of its openings have been adapted and blocked up but evidence of its original form still survive. This appears to have functioned as combination of cart houses and loose boxes with a loft above. The style of the dressings to the various openings suggest an early – mid C19th date for construction but the building's architecture otherwise seems to be modest and the

major changes to the upper floor have greatly diminished any interest that it may once have possessed. Recording in mitigation of loss would also be acceptable for this building should demolition be proposed.

Any new buildings that may proposed for this narrow strip should follow the pattern established historically, with buildings, roof forms arranged in an east to west axis, and with designs that seek to follow established solid to void ratios and physical massing, but without offering slavish reconstructions of traditional farm buildings.

Regarding the development of the land to the south of the farmstead, if the very southernmost portion were to be utilised for an employment use, as suggested in your Option B, then care will be needed to ensure that any resulting buildings do not appear to be too monolithic with expansive areas of broad span roof that would be conspicuous in views as one approaches the settlement from the A6070 road to the south. In this regard Option A, with housing being located in this southern portion may be a better preference, but if new employment units were to be built here then breaking up the physical massing of any buildings will be critical, and the orientation of roofs in a north to south arrangement and the use of masonry for some external walling could also be advantageous.

I hope that these observations help to inform the development brief that you are working on for this site.

Graham Darlington

Conservation Officer

Appendix 3: 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.
E-mail: wastewaterdeveloperservices@uuplc.co.uk

Electricity North West Ltd - Electricity
Mr Ian Povey, Network Design Manager
Frederick Road, Salford, M6 6QH
0161 604 1377
ian.povey@enwl.co.uk

National Grid Electricity Transmission:
AMEC on behalf of National Grid
Mr Julian Austin,
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National Grid Gas Distribution
AMEC on behalf of National Grid
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National Grid Gas Distribution
National Grid Plant Protection Team, National Grid, Block 1, Floor 2, Brick Kiln Street,
Hinckley, Leicestershire LE10 0NA
plantprotection@nationalgrid.com