

Supplementary Planning Document West of High Sparrowmire, Kendal

Development Brief

Adopted November 2016

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Foreword

This Development Brief has been prepared by South Lakeland District Council in accordance with the Local Plan Land Allocations Development Plan Document to provide guidance for the development of land West of High Sparrowmire, Kendal. It provides additional guidance on the interpretation of Policy LA2.1 of the South Lakeland Local Plan – Land Allocations (adopted December 2013) which relates to the site and other relevant Local Plan policies. It was adopted by South Lakeland District Council on 23rd November 2016 as a Supplementary Planning Document and forms a material consideration when determining any planning application submitted for the site.

It provides the development framework for achieving the vision for the site to create a new residential community of high quality design that reflects Kendal's local character and the site's open countryside and national park setting. The development will sit comfortably in the drumlin landscape and maintain the special landscape qualities of this gateway approach into the town. The site will deliver a mix of energy efficient homes of different types and sizes to help meet local needs, and it will be well integrated with the neighbouring Hallgarth community. The design of the site and its connections with surrounding areas will encourage walking and cycling in the local area, and the development will ensure easy access to high quality green spaces of value for recreation, wildlife and landscape character.

This document is to be read in conjunction with South Lakeland District Council's relevant planning policy documents (including the Adopted Local Plan Land Allocations Document and the Core Strategy).

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1 Introduction

1.1 Purpose

- 1.1.1 This Development Brief is a Supplementary Planning Document providing additional guidance on the interpretation of Policy LA2.1 of the South Lakeland Local Plan – Land Allocations (adopted December 2013), which relates to Land West of High Sparrowmire and other relevant Local Plan policies.

POLICY LA2.1 WEST OF HIGH SPARROWMIRE

Purpose:

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

A DEVELOPMENT BRIEF WILL BE PREPARED TO GUIDE THE DEVELOPMENT OF LAND AT WEST SPARROWMIRE.

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

A LANDSCAPE AND GREEN INFRASTRUCTURE FRAMEWORK INCORPORATING THE RETENTION AND PROTECTION OF HEDGEROWS AND TREES, THE AVOIDANCE OF DEVELOPMENT ON THE CREST OF THE DRUMLIN ON THE NORTH EAST PART OF THE SITE AND TREE PLANTING ALONG THE NORTHERN AND WESTERN BOUNDARIES;

SUBMISSION AND APPROVAL OF A TRANSPORT ASSESSMENT AND TRAVEL PLAN, THE PROTECTION OF EXISTING RIGHTS OF WAY AND THE PROVISION OF PEDESTRIAN AND CYCLE ACCESS THROUGH THE SITE AND TO ADJOINING RESIDENTIAL AREAS AND WINDERMERE ROAD;

SUBMISSION AND APPROVAL OF A FLOOD RISK ASSESSMENT AND PROVISION FOR ON-SITE FLOOD ATTENUATION;

DESIGN AND LANDSCAPING OF A QUALITY THAT REFLECTS THE IMPORTANCE OF THIS KEY GATEWAY ADJACENT TO THE NATIONAL PARK.

IF AN APPLICATION FOR PLANNING PERMISSION IS BROUGHT FORWARD IN ADVANCE OF THE PHASING PROGRAMME IDENTIFIED, THE IMPACT ON THE WASTEWATER NETWORK WILL BE CONSIDERED TO ENSURE THAT THE IMPACT OF THE PROPOSAL, PLUS THE IMPACT OF ANY RELEVANT PLANNING PERMISSIONS IN EXISTENCE, IS ACCEPTABLE IN ADVANCE OF THE DELIVERY OF ANY INFRASTRUCTURE SOLUTION FOR THE WIDER NETWORK.

Implementation

Development Brief, Development Management Process.

Monitoring

Through Local Plan - Core Strategy monitoring framework.

- 1.1.2 The adopted Land Allocations DPD (Development Plan Document) allocates 8.55 hectares of land west of High Sparrowmire for housing, and requires a development brief to be prepared to guide the phasing, distribution of development, layout, design, landscaping and infrastructure (such as roads and open space) for the development of the site.
- 1.1.3 This Development Brief aims to provide clear guidance for the future development of the land. It forms a material consideration in determining planning applications for the site. Its primary purpose is to deliver the vision for the site by:
- providing a development framework, incorporating appropriate design standards and principles to ensure a high standard of design and sustainability;
 - providing a framework for the delivery of traffic and movement, landscape, green infrastructure and other types of infrastructure; and
 - setting out a framework for delivery, including planning application requirements

1.2 Vision

The Vision for the land West of High Sparrowmire is that the development will:

- sit comfortably in the drumlin landscape and maintain the special landscape qualities of this gateway approach into Kendal;
- create a residential community of high quality design that complements the local vernacular architecture and respects the site's edge of Kendal location next to open countryside and the Lake District National Park;
- deliver a mix of well-designed and energy efficient homes of different types, sizes and tenures that will meet the current and future housing needs of the local community;
- be well integrated with the Hallgarth residential community and Kendal more widely through the provision of pedestrian, cycle and vehicle connections;
- be designed in a way that encourages active travel by providing safe and convenient routes and linkages for pedestrians and cyclists;
- provide residents with easy access to attractive green spaces of high value to people, wildlife and landscape character.

1.3 Delivering the Council Plan and local strategies

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

The development brief will:

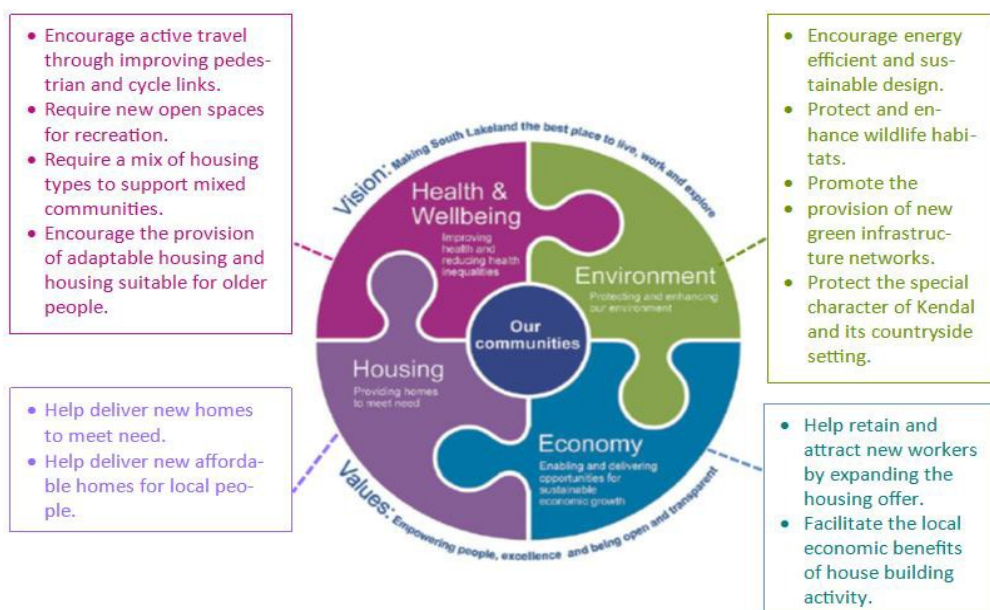


Figure 1: Links with the Council Plan

1.4 Planning Policy Context

1.4.1 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.

1.4.2 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 west of High Sparrowmire, Kendal for around 150 dwellings and requires the preparation of a development brief (Paragraph 2.77). It also includes a site specific policy (LA2.1) relating to the site.
- [South Lakeland Local Plan 2006 - & Alterations \(final composite plan\) published September 2007](#) – This combines the Local Plan adopted in 1997 and the alterations to the Local Plan adopted in March 2006.
- [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.

1.5 Sustainability Appraisal (Strategic Environmental Assessment)

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

- biodiversity;
- landscape;
- air quality;
- the need to integrate the site into Kendal in terms of becoming part of the community and in terms of character (built environment);
- potential issues relating to foul sewerage network capacity;
- the take up of a large area of greenfield land;
- 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

1.6 Habitats Regulations Assessment

1.6.1 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. The River Kent Special Area of Conservation (SAC) is one of these such sites. The land West of High Sparrowmire was assessed under the Habitats Regulations as part of the Land Allocations process, and during the screening stage it was identified as being likely to increase pressure on the sewage network at Kentrigg Walk and to potentially contribute to overload in the system and pollution and harmful effects on water quality in the River Kent SAC.

1.6.2 An 'Appropriate Assessment' was undertaken for the Local Plan - Land Allocations DPD to assess the cumulative impact of development sites in Kendal, as when the combined impacts were considered, significant effects on the River Kent could not be ruled out. The Appropriate Assessment outlined a number of measures that will be required to prevent significant effects and these relate to the phasing of development, the need for sewage network improvements, sustainable drainage systems in new development and the efficient management of surface and foul

water. These measures were taken account of in the drafting of the Land Allocations policy for the site, and need to be taken account of in this brief and as the development of the site is taken forward.

1.7 Consultation and Engagement

- 1.7.1 The Council has undertaken extensive public and stakeholder engagement and consultation in preparing this 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 Interim Consultation Statement. Key components of this engagement included a stakeholder workshop on 11th November 2015 and a public drop-in event on 7th January 2016 at Kendal Town Hall. A further public drop in event was held on Thursday 7th July at Hallgarth Community Centre to enable community engagement on the draft brief.

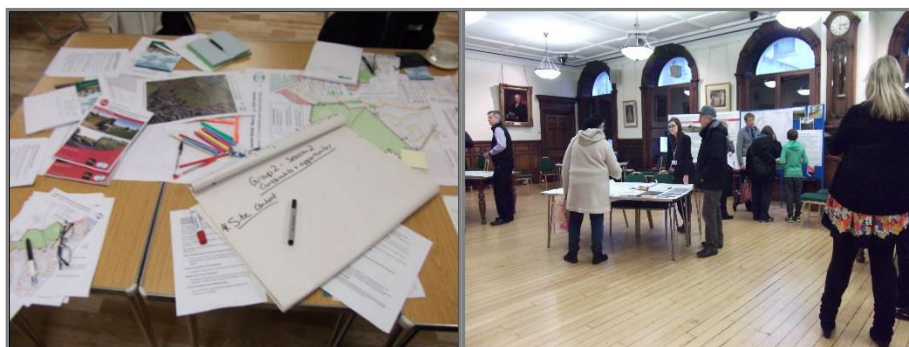


Figure 2: Drop In Event

2 Site and Site Context

2.1 Site Location

- 2.1.1 The site is located on the northern edge of Kendal, approximately 1.8km from the town centre. The site is bordered to the north by open countryside and a nearby converted farm steading (Lane Foot Farm), to the east and south by existing residential development, and to the west Windermere Road and open countryside and the Lake District National Park.

Figure 3: Site location, showing 5m contours
West of High Sparrowmire, Kendal



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Figure 3: Site Location and Contours

2.2 Land Use

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

2.3 Landowners/Developer Interest

2.3.1 At this point in time, the majority of the land is in a single ownership and an agent is currently acting on behalf of the owner to promote the site. There is no known specific developer interest at this stage. There is a National Trust Covenant on the site and the Trust has therefore been a key stakeholder in the preparation of the brief. A small part of the site (a grass verge alongside High Sparrowmire) is in South Lakeland District Council ownership.

2.4 Planning History

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

2.5 Landscape Character

2.5.1 The Cumbria Landscape Character Guidance characterises the landscape in which the site sits as 'Type 7b – Drumlin Field'. The site exhibits some of the characteristics associated with this landscape type including drumlins with rounded tops and steep sides, strong hedgerow and stone wall boundaries and streams and wet hollows in dips between drumlins.

2.5.2 The site has an open character and comprises improved pasture grazed by sheep that is subdivided into two principal units (the north field and the south field) by limestone walls/hedges which form part of a historical pattern of field enclosure.



Figure 4: View of site from south west corner

2.6 Topography

2.6.1 The landform of the site can be broadly described, south-west to north-east, in terms of:

- a short steep bank that slopes down from Windermere Road to the north east, falling from approximately 92m AOD to approximately 80m AOD;
- a broader area of more gently sloping/undulating land that continues to slope down towards the north-east to approximately 63-59m AOD, terminating at the existing stone wall/hedge that divides the two fields. The lowest lying land within the site is located in the field corner, adjacent to the eastern boundary; and
- an area of undulating land that rises northward from the wall and forms part of the smooth, rounded 'whale-back' slopes of a distinctive drumlin landform.

2.7 Views

2.7.1 The site is highly visible from the northern approach to Kendal along Windermere Road, where open views across the site, Kendal and surrounding countryside characterise this approach to the town. The site is also visible from parts of existing surrounding residential development in the High Sparrowmire, Kettlewell Road, Low Garth, High Garth and Fir Tree Rise areas. There are direct short distance views over the site from the public right of way that traverses the site, and the site is also visible within longer distance views from higher countryside areas to the west, for example from Kendal Golf Course.

2.7.2 From within the site long distance views across surrounding countryside can be gained from the flanks and crest of the drumlin hill in the north eastern part of the site.



Figure 5: View of site in wider landscape, from Kendal Golf Course

2.8 Existing Natural and Built Features on and around the site

Natural

- 2.8.1 The most prominent natural feature on the site is the drumlin landform in the north eastern corner of the site.
- 2.8.2 There are a number of hedgerows on and around the site, including along the northern boundary and along part of the boundary between the northern and southern field.
- 2.8.3 There is a line of trees running parallel to the boundary with High Sparrowmire and there are a number of veteran trees around the site boundaries on adjacent land. There are a number of specimen trees planted in a semi-formal arrangement alongside the access road to Lane Foot Farm which creates a parkland like character.

Built

- 2.8.4 Built features on and within the vicinity of the site include stone wall field boundaries. Overhead electricity wires cross the north eastern part of the site.
- 2.8.5 Existing built development lies close to the northern boundary of the site in the form of a farm steading at Lane Foot Farm, and existing mid-20th century residential estates border the southern and eastern boundaries of the site.

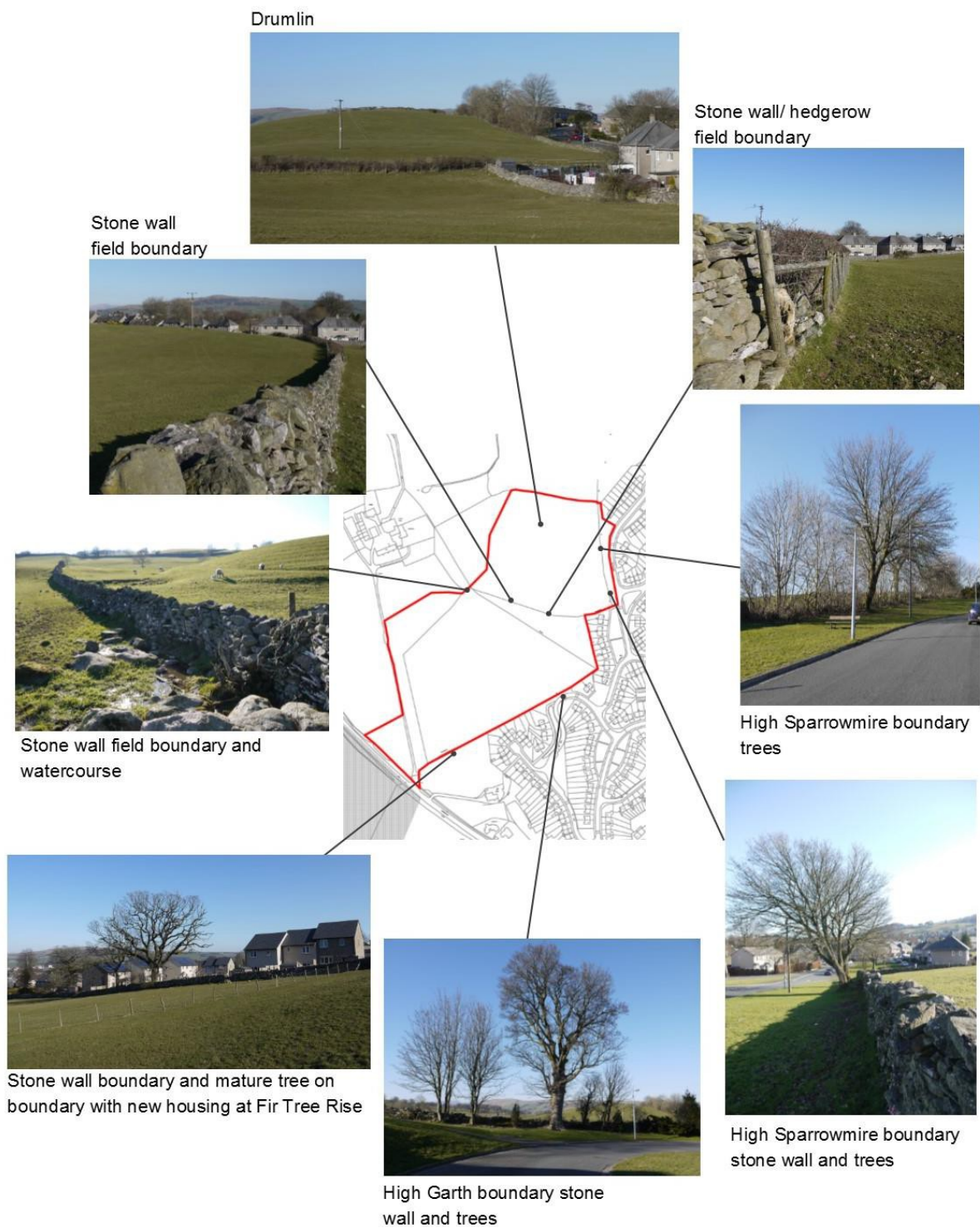


Figure 6: Existing Features

2.9 Ecology/Biodiversity

- 2.9.1 The existing features and characteristics of the site provide a variety of wildlife habitats, including trees, hedgerows, stone walls and the watercourse and boggy ground. The existing hedgerows provide foraging grounds for species such as bats and owls, with other species including small mammals, reptiles and amphibians using them as wildlife corridors. The hedgerows are considered to be a core asset for biodiversity on the site. The trees around the site could potentially support roosting and foraging bats, which would need to be confirmed by further survey.

2.10 Accessibility

Road Access

- 2.10.1 There is currently a private vehicular access into the site from the private lane/track to Lane Foot Farm/Madge Ghyll off Windermere Road.

Rail Access

- 2.10.2 Kendal Railway Station is approximately 1.8km (straight line distance) from the site and Burneside Station is approximately 1.5km from the site.

Bus Provision

- 2.10.3 The Kendal town bus service 44 serves the residential estate to the south east of the site, with the closest bus stop on Low Garth, just under 200m from the centre of the site (straight line distance). Buses run Monday-Saturday on a regular service until early evening. The regular daily 555 bus service that connects settlements between Lancaster and Keswick runs along Windermere Road adjacent to the site, with the nearest bus stops being located approximately 450-500m from the centre of the site.

Cycle Access

- 2.10.4 The immediate local area does not have any dedicated/off-highway cycle lanes.

Pedestrian Access/Public Rights of Way (PRoW)

- 2.10.5 There is a public footpath running in a north-west/south-east direction through the site which provides a connection from the Hallgarth housing area to the south with open countryside and Burneside to the north. There is no pedestrian footpath along the Windermere Road boundary of the site, but a footway begins to the south of the farm track access providing a walking route to Kendal town centre along Windermere Road. There are pedestrian footways on neighbouring residential streets.



Figure 7: Existing routes in and around the site

2.11 Local Open Space Provision

- 2.11.1 A range of local open spaces are accessible from the site. There is a large equipped play area, multi-user games area and recreation ground on Acre Moss Lane approximately 400 metres to the south east of the site.
- 2.11.2 The site has good access to surrounding countryside and informal recreation opportunities through the network of public rights of way in and around the site which provide links to Burneside, and to the west of Kendal up to the golf course, Kendal Fell and Cunswick Scar.

2.12 Archaeology and Heritage

- 2.12.1 There are no listed buildings or scheduled ancient monuments within the vicinity of the site, and it does not lie within or close to Kendal Conservation Area.
- 2.12.2 There is considered to be the potential for unknown archaeological remains on the site given that the Kent Valley was a focus for prehistoric activity and settlement. A previously unknown Bronze Age burnt mound ceremonial site was revealed and investigated prior to an earlier phase of housing development at Sparrowmire.

2.13 Ground Conditions

- 2.13.1 There is no recorded contamination on the site.

2.14 Noise Considerations

- 2.14.1 The site lies in close proximity to Windermere Road and experiences some road traffic noise as a result.

2.15 Flooding and Drainage

- 2.15.1 The site is within the Environment Agency's Flood Zone 1, meaning it has been assessed as having a less than 1 in a 1000 annual probability of river or sea flooding. There are some natural and culverted flows of water under/through the site and there are a number of springs close to the stone wall boundary in the north western part of the site.
- 2.15.2 Parts of the site close to its south eastern boundary are shown to be at risk of surface water flooding on the Environment Agency's map. There are also known surface water flooding issues on the boundary with the Hallgarth estate.

- 2.15.3 During the storms in early December 2015 heavy rainfall led to significant amounts of surface water running over the site from Windermere Road and higher land to the north west, and localised surface water flooding occurred on and around the site. There is regular ponding of water on parts of the site during wet weather periods.
- 2.15.4 There are a number of uncharted watercourses running from the A5284 across the south west section of the site which run towards Burneside. These are in a poorly maintained stone culvert and connect to a charted watercourse at the north of the site to the east of Lane Foot Farm.

2.16 Utilities

- 2.16.1 There is limited capacity in the sewerage network in the north of Kendal/Burneside area which needs to be carefully managed in order to facilitate development on the site.
- 2.16.2 There are no known constraints with regards other utilities.

2.17 Constraints and Opportunities

- 2.17.1 In response to the site's context and characteristics assessed above, a summary of the constraints and opportunities presented by the site, which are addressed through this Brief are included below and illustrated in the map that follows (Figure 8).

Constraints

- Open countryside setting - the site borders the northern edge of Kendal, and is in close proximity to the Lake District National Park.
- Sensitive edges with existing houses - residential properties border the southern and eastern boundaries of the site.
- Drainage and surface water issues – surface water ponding in parts of site.
- Sewerage infrastructure capacity – limited existing capacity in North Kendal

Opportunities

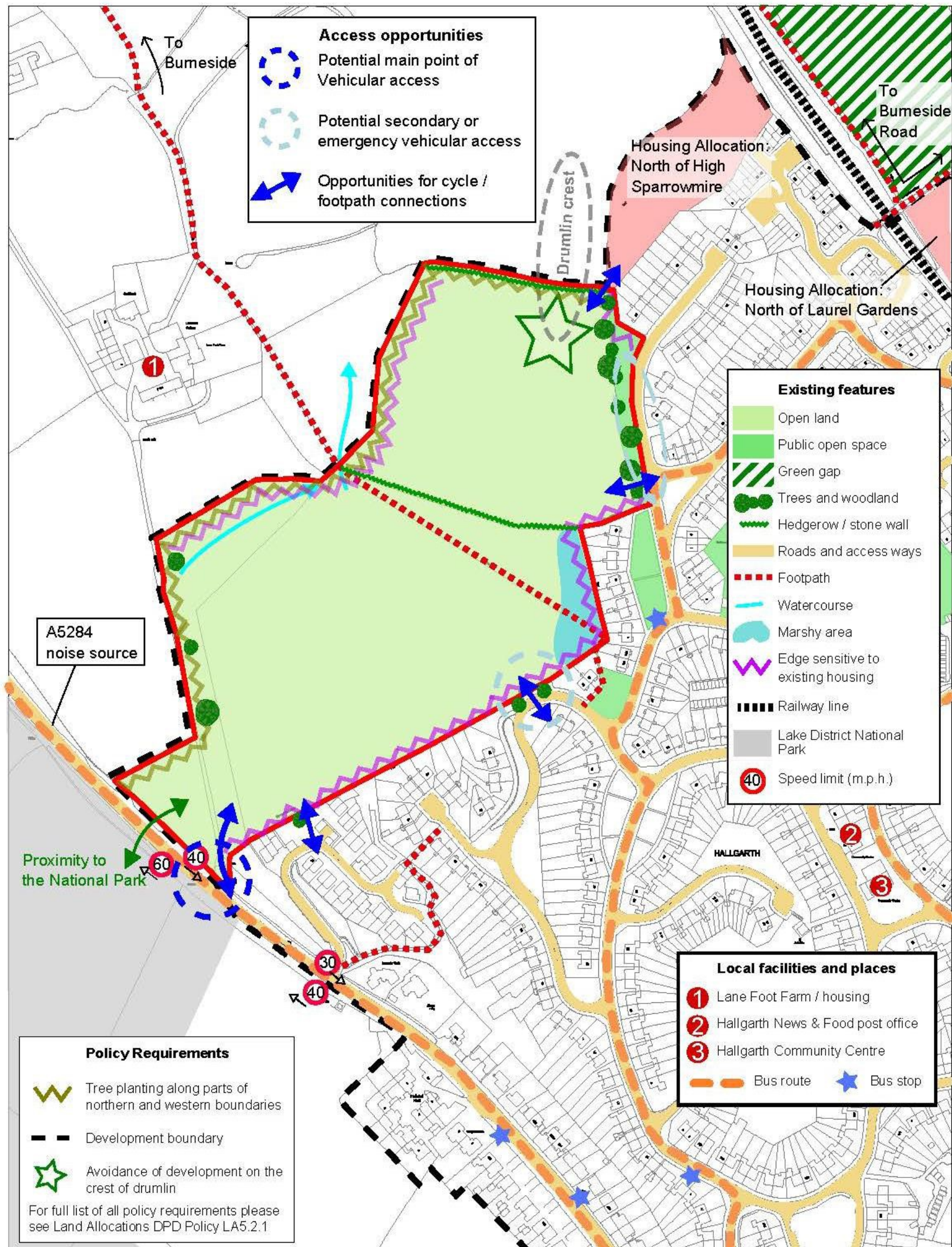
- Housing mix – the site can provide a range of market and affordable house types to meet different needs.
- Design and landscape – the site can provide a high quality development that enhances the local area and provides a well-designed and sensitive transition from open countryside to the town.
- Drainage – opportunity to mitigate drainage issues and surface water flooding through the introduction of sustainable drainage systems and improvements to local infrastructure.

- Walking and cycling connections – opportunity to improve walking and cycling routes and connections through the area.
- Open space and multi-functional green infrastructure – opportunity to create new multi-functional open spaces and green infrastructure in the local area that will provide recreation opportunities for existing and local residents, and enhance local wildlife habitats.
- Existing natural and built features – opportunity to integrate existing features such as trees and stone walls, and work with the topography of the site to retain and enhance a sense of place and character.
- Traffic management – opportunity to introduce traffic calming measures on Windermere Road

Development Brief: West of High Sparrowmire, Kendal

Constraints and Opportunities Map (indicative)

November 2016



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Figure 8: Constraints and Opportunities Map

3 Development Framework/Guidance

3.1 Overview

3.1.1 This section contains the overall development framework/guidance for the site. It includes:

- An indicative land use proposals map setting out the location of various land uses for the site and essential elements from the traffic and movement framework.
- Housing requirements and guidance regarding mix and type.
- A traffic and movement framework addressing how people and vehicles access and move through the site.
- A landscape and green infrastructure framework setting out the types and location of green space and landscaping measures considered appropriate for the site.
- A layout and design framework / guidance setting out key principles and introducing the concept of housing character areas.
- Other issues of consideration that need to be taken into account (e.g. flood risk, heritage and infrastructure).

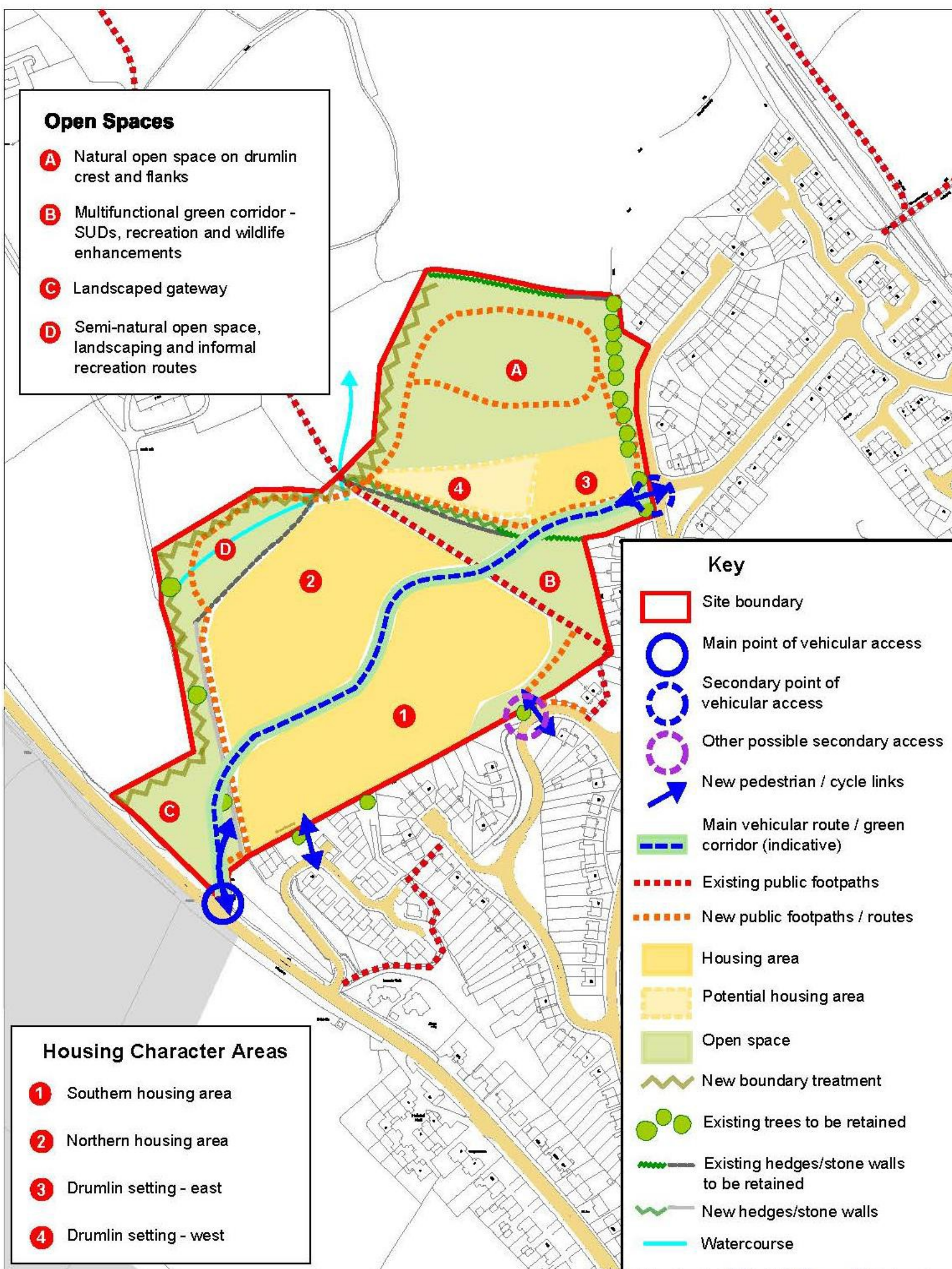
3.2 Land Uses

3.2.1 The site will be developed for residential use in accordance with Policy LA2.1, and will have associated public open space areas, landscaping, Sustainable Drainage Systems (SUDS) areas and highways infrastructure. The indicative land use proposals map (Figure 9) illustrates the potential broad locations of housing areas, open space and green infrastructure and main transport and movement routes to illustrate how the site could be developed to meet the Land Allocations policy requirements and to achieve the vision for the site.

3.2.2 It should be noted that the proposals map is indicative only and is not intended to be prescriptive, and the detail of the final site layout will be determined at the planning application stage. Other layouts will be considered and their appropriateness determined in terms of the degree to which they accord with Local Plan policy and key principles set out within the brief.

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Land Use Proposals Map (Indicative)



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Figure 9: Indicative Proposals Map

3.3 Housing Requirements

General Housing Requirements

- 3.3.1 The site will need to provide a mix of house types, sizes and tenures in order to help meet varied housing needs in the local area, and to create variation and choice within the development. The most appropriate mix will be determined at a planning application stage based on the most up to date information available.
- 3.3.2 Based on findings from the 2011 Household Survey, the Council's Strategic Housing Market Assessment Update (2014) suggested that demand exceeds supply for detached houses, bungalows and properties with four or more bedrooms in Kendal. A number of respondents to the Issues and Options consultation suggested that the site should provide bungalows and houses suitable for older people to downsize into.
- 3.3.3 The Council is supportive of self-build properties and would welcome an element of this type of property in the overall mix.

Affordable Housing

- 3.3.4 In accordance with Policy CS6.3 of the Core Strategy, no less than 35% of the homes on the site must be affordable. This minimum proportion of affordable housing will only be subject to negotiation should the developer be able to robustly demonstrate that there are significant viability constraints.
- 3.3.5 The Council will expect a range of different dwelling types to meet evidenced affordable housing needs. This will include a range of different sized properties and different affordable 'products'. During pre- application discussions the Council will advise on the most appropriate types of affordable housing that should be provided, taking into account current evidenced need and also the changing national context of affordable housing provision. Developers should follow the Council's affordable housing guidance for developers which is updated annually and can be viewed via the Council's website: www.southlakeland.gov.uk.
- 3.3.6 Affordable houses should be distributed throughout the site in small clusters and should be indistinguishable in their design from open market houses.

Housing for Older People

- 3.3.7 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. In South Lakeland it identifies a shortfall of 500 extra care housing units by 2025. South Lakeland District Council's Older Persons' Housing Strategy 2012 to 2017 identifies a need for extra care housing in Kendal, Ulverston, Milnthorpe, Grange over Sands, Windermere and Ambleside.

- 3.3.8 The County Council has advised that it considers the site to be in a suitable location for the provision of Extra Care housing and would welcome opportunities to discuss possible on-site provision with potential providers and South Lakeland District Council.
- 3.3.9 Any extra care housing to be delivered on the site should meet a cross-section of different housing needs, both in terms of tenure (affordable homes for rent, intermediate sale and open market) and type (flats/apartments and bungalows) based on the latest local evidence. A minimum of 50% of the extra care homes should be affordable. This may require an element of public subsidy, e.g. grant funding from the Homes and Communities Agency.

Housing Technical Standards Review

- 3.3.10 The outcome of the Government's housing technical standards review was set out in the Planning Written Ministerial Statement on 25 March 2015. This affects the types of technical standards local authorities can apply to new housing, and withdrew the Code for Sustainable Homes. As a result of the review, Local Authorities will be able to apply additional optional Building Regulations on water and access to dwellings 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.
- 3.3.11 The Council has considered the implications of the national housing standards review through the preparation of its development management DPD and is seeking to introduce optional requirement M4(2) Category 2: Accessible and adaptable dwellings.

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.

- 3.3.12 Any planning application decisions on the site will be subject to standards set within adopted Local Plan policy and relevant national policies at the time they are made. Under current adopted Local Plan policy new residential development will be required to meet standards in line with those set in current Building Regulations. However, the Council will continue to encourage development that promotes high standards of sustainable construction.

Housing Requirements at West of High Sparrowmire:

- A range of house types and tenures will be provided. The provision of bungalows and houses suitable for older people will be supported and encouraged as part of the overall mix.
- Subject to viability, no less than 35% of the total number of dwellings must be affordable and these will be distributed throughout the scheme in small clusters.
- Developers should follow the Council's [Affordable Housing Guidance for Developers](#).

3.4 Traffic and Movement Framework

Overarching Considerations

- 3.4.1 The traffic and movement framework for the site should be designed in accordance with policies CS10.1, CS10.2 and CS1.1 of the Core Strategy.
- 3.4.2 The following key considerations need to be made in the context of the outcome of any future transport assessment and advice provided by Cumbria County Council Highways Authority at the planning application stage. The design of roads, footways, footpaths and cycleways must accord with the adoptable standards set out within the Cumbria Design Guide and subsequent updates. Principles established in the 'Manual for Streets 1 and 2' guidance should be used to inform the layout and design of streets within the site. Parking provision should be in accordance with Cumbria County Council's latest guidance.

General Principles

- ✓ A balanced approach to meet the needs of all users, prioritising the safety of pedestrians and cyclists.
- ✓ A well connected and permeable network, with a hierarchy of streets.
- ✓ Residential streets designed to limit traffic speeds to 20mph.
- ✓ Layouts and routes that are easy to 'read' and navigate around.
- ✓ Incorporating loops wherever feasible to ensure options for movement should sections of routes become blocked.
- ✓ Shared surface streets where appropriate and well designed to take account of the needs of visually/mobility impaired people.
- ✓ Active frontages along movement routes to ensure safe, welcoming and overlooked streets and paths.
- ✓ Safe and pleasant pedestrian and cycle routes, with sufficient levels of natural surveillance.
- ✓ Integration of green corridors and active travel routes into the movement network, separated from roads where appropriate.
- ✓ Appropriate lighting of routes, balancing safety needs with light pollution.
- ✓ Careful choice of surfacing that enhances the design of the scheme and takes account of environmental sustainability (e.g. permeable paving), future maintenance and technical requirements for adoption by the highways authority.
- ✓ Well integrated parking that doesn't dominate the street scene, including a tailored mix of well-designed parking arrangements (e.g. on-plot, garages, on-street and courtyards).
- ✓ Safe and accessible routes designed with the needs of disabled users in mind.
- ✓ A layout conducive to encouraging public transport, including roads designed to a standard suitable for the extension of bus services if appropriate, and provision of safe convenient routes between homes and public transport.
- ✓ Consideration of layout in order to ensure it does not prejudice potential options for future development in the local area in future years.
- ✓ Submission of a Transport Assessment and Travel Plan at planning application stage.

Vehicular access into and through the site

- 3.4.3 The main vehicular access for the site will be taken from Windermere Road. The County Council has advised that a safe access point can be achieved here with a potential new roundabout and the use of traffic calming measures on Windermere Road, including extending the 30mph speed limit northwards as appropriate.
- 3.4.4 A secondary vehicular access should be provided from the site to provide a connection to the Hallgarth housing area. The Council considers this would be most appropriately achieved with a secondary access on to High Sparrowmire because of the permeable layout benefits it would achieve. However, this does not preclude the

consideration of other options (e.g. High Garth) at a planning application stage when more detailed assessments would be undertaken. . An access onto High Sparrowmire would involve crossing a strip of land owned by South Lakeland District Council. The creation of the access point should minimise the amount of stone wall that needs to be removed and the stone should be re-used elsewhere on the site. The design of the access point should take into careful consideration the proximity of the junction of Kettlewell Road, and the need to minimise and mitigate against the loss of trees along High Sparrowmire. These mature trees are a valued feature in the local area and their importance must be given due consideration in any proposals for an access point in this location.

- 3.4.5 A main vehicular road should wind its way through the centre of the site connecting the Windermere Road and High Sparrowmire access points. It should be designed in a way that reduces traffic speeds to a maximum of 20mph and its design should discourage the use of the route as an alternative to Windermere Road to prevent 'rat running' or cut through driving through the new development and surrounding residential streets. This route should enable the movement of buses and larger vehicles and provide a safe and attractive route for pedestrians and cyclists. This could be achieved through designing the route as a green corridor with the pedestrian and cycle route separated at least in part from the highway with landscaped verges or pockets of planting. Advice should be sought from Cumbria Highways Authority regarding appropriate carriageway and footway widths for the main road.
- 3.4.6 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.

Public Transport

- 3.4.7 The design of the site should ensure convenient and safe pedestrian routes to the nearest bus stops on Windermere Road and Hallgarth.

Pedestrian and cycle access into and through the site

- 3.4.8 It is important that development of the site provides an attractive and safe walking and cycling network that encourages active travel within the site and integrates it with surrounding areas. Additional pedestrian and cycle connections with neighbouring areas in addition to the vehicular routes should be provided.
- 3.4.9 Pedestrian and cycle links should be provided onto High Garth and through to Fir Tree Rise to help integrate the new and existing communities and to provide convenient access to the range of facilities in the Hallgarth housing area. The

creation of these links should minimise the length of stone wall boundary that needs to be removed and any removed stone should be re-used on the site.

- 3.4.10 The site contains a right of way which should be integrated within the development and there is an opportunity for this to be included within a wider green corridor through the site. Where appropriate additional new footpaths and cycle ways through the site should be integrated into the green infrastructure framework. Consideration should be given to the diversion of the southern part of the existing footpath (reference 574009) to follow new desire lines off High Garth.

Traffic and Movement Framework Requirements

- The main vehicular access will be provided from Windermere Road.
- A secondary vehicle access point will be provided, preferably onto High Sparrowmire.
- Additional pedestrian /cycle links should be provided to High Garth and High Sparrowmire.
- A speed limit review should be carried out on Windermere Road to reduce the speed limits as appropriate, to be agreed with Cumbria County Council
- Proposals for the site's development should be accompanied by a comprehensive Transport Assessment and Travel Plan.
- The existing right of way through the site is to be retained and integrated within an area of open space / green corridor.

3.5 Design and Layout Framework

Overarching Considerations

- 3.5.1 The key design principle at West of High Sparrowmire is the creation of an attractive, functional and sustainable residential development on the edge of the town, which respects local character and its open countryside setting.
- 3.5.2 The Council will expect a high quality and well thought through design - a development of new dwellings that all look the same, is monotonous, is not imaginative, does not respond positively to its surroundings and local sensitivities, and a layout that is car dominated will not be acceptable.
- 3.5.3 The design for the site will be assessed against current development plan policies including Core Strategy Policy CS8.10, and Saved Policy S2 (South Lakeland Design Code) of the Local Plan 2007. The Council will also encourage new development to be designed according to the [Building for Life 12](#) principles.

General Principles

- ✓ A careful and imaginative response to local character that helps to enhance local distinctiveness and the special qualities of the local area. The appraisal of local character should consider local building forms and styles, building materials and traditions, street patterns, roofscapes and arrangements and character of open spaces.
- ✓ Interesting design and creation of recognisable character and a sense of place within the scheme, avoiding an 'anywhere, any town' bland development.
- ✓ Design that responds to the site and its context and takes advantage of existing topography, landscape features, wildlife habitats, views, site orientation and microclimates.
- ✓ Creative use of materials which reflect and complement local character, are durable and if possible locally sourced and have high environmental sustainability credentials.
- ✓ Varying density, built form and appearance or style to help create areas with distinctive characters, which help introduce a sense of identity and help people find their way around.
- ✓ Well defined streets and spaces with clear routes, local landmarks and marker features and detailing to help people find their way around.
- ✓ Working with the contours of the land, in terms of orientation and layout, and sustainable drainage systems.
- ✓ Clearly defined public and private spaces that are attractive and safe.
- ✓ Buildings that address streets, and turn corners well, to avoid blank walls and frontages.
- ✓ Explore opportunities to protect, enhance and create wildlife habitats and be creative in landscape design.

- ✓ Homes and streets that are 'tenure-blind' so that privately owned and social housing cannot be distinguished from one another.
- ✓ Integration of 'Secured by Design' principles to ensure well designed and safe neighbourhoods.
- ✓ Environmentally sustainable design, seizing on opportunities for passive solar gain through orientation of properties.
- ✓ Careful consideration of boundary treatments to reflect and enhance local character.
- ✓ Careful appreciation of amenity issues for surrounding uses in the layout, massing, orientation and density of the scheme.
- ✓ Careful treatment of site boundaries where they form new settlement edges, to ensure a high quality and sensitive transition between built up areas and the countryside.
- ✓ Proper integration of convenient waste and recycling and bicycle storage facilities to avoid harmful visual impacts on the street scene.

Site Specific Design Guidance and Housing Character Areas

3.5.4 Taking into account the local context and character of the site, it is proposed that the site should comprise of a range of character areas, the design of which will be based upon the features and characteristics of those individual areas. Key area - specific principles for each of the suggested character areas, relating to landscaping/green infrastructure framework, design, and layout and movement are proposed below.



Figure 10: Proposed Character Areas

Character Area 1: Southern Housing Area

Objective: To create a high quality, thoughtfully designed and distinctive residential neighbourhood which encourages walking, cycling and recreation, and is well linked with neighbouring areas.

Landscaping and Green Infrastructure:

- New native tree planting or copse on western edge to complement existing parkland planting and help interrupt views of the area from Windermere Road.
- High quality landscaping within housing areas and pockets of open space/planting, perhaps at road intersections to break up the massing of the area and interrupt views of the roof scape when viewed from surrounding areas.

Design and Appearance:

- Variation in house types and styles to add interest – avoidance of monotonous and standardised design.
- Landmark buildings/interesting design features at corners and route intersections to improve legibility through the neighbourhood.
- Particularly high quality materials and detailing on key frontages and elevations, for example those on the western edge and fronting the main street through the site.

Orientation, Scale, Density and Layout:

- Houses to address streets and open spaces with active frontages.
- Variation in scale and density – scope for this character area to be relatively denser than the others.
- Layout to respect local topography and work with the contours of the land as much as possible.
- Careful consideration of separation distances and orientation to ensure sufficient amenity for neighbouring existing residents to the south.

Character Area 2: Northern Housing Area

Objective: To create an attractive residential environment which retains a semi-rural character to its northern edge and softens the transition from countryside to town.

Landscaping and Green Infrastructure:

- Soft boundary treatment on western and northern edges with areas of native tree planting to aid transition from rural setting.
- Retention and incorporation of the stone wall into the character area, with some opportunities provided for footpath linkages through it to connect with the natural open space to the north.

Design and Appearance:

- Design cues from the local vernacular, and consideration of limestone facing on street and open space frontages.
- Area should not appear as a suburban housing estate tacked on to the town, high quality distinctive architecture should create an interesting development that sits comfortably in the landscape.

Orientation, Scale, Density and Layout:

- Outward facing development with active frontages onto open spaces and streets – no use of close board timber fencing on outer edges of the character area.
- Likely lower density development in northern areas to enable softer transition from rural landscape.
- Permeable layout for pedestrians to provide easy linkages with surrounding footpaths.

Character Area 3: Drumlin Setting: East

Objective: To create a small scale high quality residential area that nestles within the drumlin landscape and integrates the site with existing residential development to the east.

Landscaping and Green Infrastructure:

- Landscape considerations are of utmost importance and should shape the overall design for this area

Design and Appearance:

- High quality bespoke architecture designed to respond to the characteristics of the site – not the imposition of standard house designs.
- Creation of an attractive gateway to the site from High Sparrowmire

Orientation, Scale, Density and Layout:

- Houses should address both the main road and High Sparrowmire with active frontages.
- Outward facing houses to overlook surrounding open spaces and drumlin.
- Careful consideration of scale, height and roof design on drumlin slopes.

Character Area 4: Drumline Setting: West

Objective: To create a small scale residential development that sits comfortably down the flanks of the drumlin, carefully designed and landscaped to ensure the drumlin landform can still be fully appreciated in the wider landscape.

Landscaping and Green Infrastructure:

- Landscape considerations should be the key influence on the design for this area given its sensitivities.
- Stone wall /hedge boundary treatments – no close board timber fencing on external boundaries of area.

Design and Appearance:

- Use of natural stone facing on principal elevations.
- Bespoke design to reflect unique rural setting, agricultural character and drumlin landscape.
- Careful roof design and consideration of roofscape within drumlin landscape.

Orientation, Scale, Density and Layout:

- Limited scope for built development in this area, subject to a bespoke and sensitive landscape driven design solution.
- Development to be focussed in small clusters and not to appear as a suburban housing estate.
- Single storey properties likely to be the most appropriate.

3.6 Landscape, Open Space and Green Infrastructure Framework

Introduction

- 3.6.1 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 (for example through surface water management and tree planting) 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.

General Principles

Public Open Spaces and Play Area



- ✓ Located on main lines of movement and integral to the cycle and pedestrian networks.
- ✓ Imaginative and high quality.
- ✓ Well overlooked by properties.
- ✓ Centrally located in neighbourhoods.
- ✓ Designed in accordance with Council play area guidance (see Appendix 2).
- ✓ Incorporation of distinctive/supporting features such as public art or interpretation panels is supported.

Green Corridors



- ✓ Should form an integral part of the green infrastructure framework.
- ✓ Can be located next to roads, within linear green spaces and provide linkages with open spaces, neighbouring areas, roads and facilities.
- ✓ Can be used to create green buffers between areas.
- ✓ Consideration should be given to placing directional signs on key routes indicating local destinations and travel times and distances.

Existing Features



- ✓ Existing features such as stone walls, hedges and trees should be incorporated into the green infrastructure framework wherever possible.
- ✓ Where the loss of features cannot be avoided, the loss should be mitigated through replacement features.
- ✓ Existing features, particularly hedgerows and trees should ideally not be incorporated into private gardens, to help ensure their continued protection and maintenance.

General

- ✓ New landscaping should incorporate native plant and tree species.
- ✓ Consideration of how smaller areas of open space with informal recreation/wildlife habitat value can be interspersed throughout the development and help contribute to the wider green infrastructure network.
- ✓ Careful consideration of lighting, to ensure a balance between safety, light pollution, impacts on wildlife and amenity.
- ✓ Preparation of a landscape/open space management plan, including long term management and maintenance responsibilities.
- ✓ Designing green infrastructure to be less maintenance intensive and more environmentally sustainable, through considering options such as wildflower meadow planting.

Open Space Requirements

- 3.6.2 The South Lakeland Core Strategy (Policies CS8.3a and CS8.3b) set 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.
- 3.6.3 West of High Sparrowmire will be expected to provide a range of open spaces and these are shown indicatively on Figure 9 (indicative proposals map) and described in the open space framework below.
- 3.6.4 The approach to play provision for the site needs to take account of existing play provision in the area. The site is located approximately 400 metres from the play area and recreation ground at Acre Moss Lane in the Hallgarth housing area. This area has recently been upgraded and has a multi-use games area, an outdoor gym-style area, a toddler and junior playground and an area for teenagers. Given the

proximity of existing provision in the local area it is not considered necessary for formal on-site play provision on the West of High Sparrowmire site. Instead it would be more appropriate for the site to make a financial contribution to the further improvements that are planned at the Acre Moss Lane play site.

- 3.6.5 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.

Green Infrastructure Framework

A. Drumlin Natural Open Space

- 3.6.6 This area of the site is to be left undeveloped and retained in an open state that reflects its agricultural character, to enable it to still be 'read' as part of the drumlin landscape in views from surrounding areas.
- 3.6.7 Some sensitively designed recreational walking routes could be incorporated into this space to provide opportunities for people to enjoy the long distance views that this area enjoys. An unobtrusive seating area and viewpoint information panel could help add value to this viewpoint and provide a point of interest in local walks.

B. Multifunctional SUDS/Wildlife/Informal Recreation Area

- 3.6.8 This area of open space will perform a range of functions for the site and surrounding areas. As the low point in the site this area has an important role to play in the management of surface water on the site (e.g. SUDS retention/detention basin). It will form part of the green infrastructure corridor that contains the existing right of way and will also therefore perform an informal recreation and active travel function and help integrate the site with surrounding residential areas and the countryside to the north. It will also serve as an amenity buffer between the site and existing residential properties on High Sparrowmire. The biodiversity potential of this area should be enhanced through habitat creation and enhancement. Areas of native species planting should be introduced into this area.

C: Landscaped Gateway

- 3.6.9 This area should form an attractive landscaped gateway to the site to help interrupt and soften views of the development from the surrounding countryside and National Park. Its steeply sloping nature and elevated position in relation to the rest of site makes the development of this area impractical and undesirable in visual terms and it is far more suited to a landscaped open space use. Consideration should be given to the planting of native species copses in this area.

D: Perimeter Semi-Natural Open Space

- 3.6.10 This undulating area lies to the north of the existing stone wall boundary which should be retained. This site should form a largely natural open space to provide walking routes around the perimeter of the site to link with the existing rights of way. A new northern boundary will be required to mark the site boundary and the treatment of this boundary should be considered carefully in the context of the largely open rural landscape character. This area of open space will help form the transition between the countryside and the new limit of the town. Consideration should be given to how some native tree planting in the form of small copses or lines or groups of trees can help interrupt views of the development whilst still respecting its largely open character. Consideration should also be given to de-culverting the watercourse that runs through this part of the site, to assist with site drainage and to achieve wider biodiversity and green infrastructure benefits.

Other areas of open space and landscaping guidance

- 3.6.11 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 can perform a number of valuable functions including visual amenity, informal recreation and wildlife habitat. The plans for the site should consider how these areas can most successfully be located and connected with one another to contribute to the green infrastructure network. Given this site's visibility from Windermere Road and surrounding countryside these elements of landscaping will help perform an important function of breaking up the massing and roofscape of the development.
- 3.6.12 The site will form a new a transition between town and countryside, and an effective landscaping framework for the site will be essential in ensuring that both a sensitive urban edge, and an attractive high quality residential environment are created.
- 3.6.13 Landscape planting within and around the site should take the form of small copses, lines and groups of trees, in order to suit the existing landscape character which is typically open. Species selected for planting should focus on those commonly found locally on boulder clay over carboniferous limestone bedrock, including: oak, beech, bird cherry, whitebeam and rowan. Dense shelter belts and block style tree planting would be inappropriate.
- 3.6.14 Opportunities should be taken to create corridors between existing landscape features, with one example being the opportunity to create a new length of hedgerow to the north of the stone wall that divides the two fields. This would help link the new public open space and existing hedgerow and trees along High Sparrowmire with the trees and shrubs next to Lane Foot Farm.

- 3.6.15 Boundary treatments within the development should take cues from the local landscape character and integrate features such as stone walls and hedgerows.
- 3.6.16 Boundary treatments between the development and the adjacent countryside should reflect the open agricultural character of the surrounding drumlin landscape and options such as agricultural drystone walls, post and wire fencing, hedgerows, together with pockets of native tree planting should be considered.

Landscape/Green Infrastructure Framework - Requirements

- As shown in the indicative proposals map (Figure 9) the landscape/green infrastructure framework for West of High Sparrowmire will comprise of:
 - A. A natural open space on and around the drumlin;
 - B. A multifunctional green corridor and recreational area through the centre of the site;
 - C. A landscaped gateway from Windermere Road;
 - D. Natural open space with recreational routes around the perimeters of the southern field.
- Other smaller areas of open space with amenity/informal recreation/wildlife habitat value should also be interspersed throughout the housing development.
- A landscape/open space management plan including long term design objectives and management/maintenance responsibilities for all landscaped areas and open spaces, other than domestic gardens, shall be prepared to secure the Green Infrastructure Framework for the site in the long term.

3.7 Ecology/Biodiversity

- 3.7.1 The development of West of High Sparrowmire will provide opportunities for habitat and species enhancements. The retention of trees, hedgerows and stone walls will be important in protecting existing habitats and species. The proposed green corridors, green spaces and landscaping will help to expand the network of wildlife corridors which will help to provide a sense of continuity between Kendal and the countryside and allow species to migrate and reinforce habitats. In particular opportunities should be taken to connect up existing hedgerows with new native planting.

- 3.7.2 The development should wherever possible incorporate wildlife friendly features such as swift and swallow boxes, bat bricks, hedgehog hole fencing and habitat piles. In addition, the Sustainable Urban Drainage System may be designed to create benefits for wildlife and enhance the site's ecological value.
- 3.7.3 Detailed habitat and species surveys as appropriate (likely to include bat, breeding bird and hedgerow surveys) will be required at the planning application stage. An assessment of all potential ecological impacts based on up to date baseline data will be used to inform any planning application and measures set out therein to protect and enhance habitats and species.
- 3.7.4 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.

3.8 Environmental Sustainability

- 3.8.1 New development must play its part in promoting the efficient use of resources, and responding to the challenges posed by climate change. Policy CS1.1 of the Core Strategy sets out the sustainable development principles that the new development at West of High Sparrowmire must conform to. Policy CS8.7 requires a sustainability statement to be included within the Design and Access Statement as part of any planning application setting out how the development meets principles set out in of Policy CS1.1 as well as the National Planning Policy Framework. Developers should consider the opportunities for enhancing the environmental sustainability of their schemes at the outset, so that environmental considerations can help inform and shape the design process.

General Principles

- 3.8.2 The development of land at West of High Sparrowmire has the potential to maximise energy efficiency and reduce the carbon footprint of homes and the development more generally through adhering to the following general principles:
- ✓ Exploring the potential for the inclusion of renewable or low carbon energy generation such as solar (photovoltaic or thermal), ground or air source heat pumps, micro/hydro turbines or biomass based on the technology most appropriate for the site;
 - ✓ Exploring the potential for a district heating system if appropriate;
 - ✓ Ensuring high levels of energy efficiency and thermal insulation in the fabric of new homes, meeting and if possible exceeding the minimum Building Regulations requirements;

- ✓ Careful selection of building materials with good environmental credentials, and exploring opportunities for locally sourced and reclaimed materials where possible;
- ✓ Seizing opportunities for maximising passive solar gain and natural lighting through the orientation of buildings;
- ✓ Incorporating water conservation measures and considering the potential for grey water recycling;
- ✓ Considering incorporating green roofs, walls and roof gardens, to help soften the visual impact of the scheme as well as achieving sustainability outcomes including sustainable drainage and biodiversity enhancements;
- ✓ Carefully integrating convenient and visually unobtrusive outdoor waste and recycling storage areas to promote recycling;
- ✓ Promoting sustainable transport modes through for example careful layouts and road design to ensure an attractive and safe environment for cyclists and pedestrians.

3.9 Flood Risk and Drainage

Flood Risk Assessment Requirements

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

Surface Water Drainage

- 3.9.3 Surface water run-off after development must not exceed green field run off rates including an allowance for climate change. Surface water should not be disposed of via the public sewerage system. A sustainable urban drainage system (SUDS) and management plan will be implemented to manage the disposal of surface water and this will be integrated within the green infrastructure framework, working with the natural drainage and topography of the site to inform the choice of appropriate measures. SUDS should follow the guidance in the CIRIA SUDS Manual c753. To

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

ensure any scheme developed has consideration to future maintenance the developer should state whether a management company for green areas and drainage is to be employed (thus requiring the need for a maintenance manual) and if a Section 104 agreement is to be agreed with United Utilities for sewer adoption.

3.9.4 As mentioned in other sections of this document, opportunities should be taken in terms of the design and materials used to manage surface water disposal as effectively and sustainably as possible. For example in the use of permeable paving, imaginative planting and green roofs/walls. The following sustainable drainage techniques would be welcomed (depending on site suitability through further investigation) for disposal of roof water and surface water from roads:

- Permeable paving,
- Individual soakaways for roof water,
- Swales within green corridors within and on the outside of the development and
- Transmitting water to ground

3.9.5 Cumbria County Council advises that any drainage design for the development needs to consider the following requirements:

- Any connection to the existing surface water system needs to be routed by the suggested highways access road onto High Sparrowmire Road near to its junction with Kettlewell Road and the connection through the grounds of no 11 High Sparrowmire blocked off.
- The peak runoff rate from the development to any highway drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.
- The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design (SUDS feature), flooding does not occur on any part of the site for a 1 in 30 year rainfall event.
- The drainage system must be designed so that, unless an area is designated to hold and/or convey water as part of the design, flooding does not occur during a 1 in 100 year rainfall event in any part of: a building (including a basement) or in any utility plant susceptible to water (e.g. pumping station or electricity substation).
- The design of the site must ensure that so far as is reasonably practicable, flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property.

- 3.9.6 Early consultation with the County Council to address flooding and drainage issues will be essential and the County recommends the preparation of a Flood Risk Assessment and Drainage Strategy/Statement and sketch layout plan at the pre-application stage. In considering flood risk and drainage issues it will be important that a wider catchment based approach is taken that recognises the site's relationship with surrounding areas.

3.10 Archaeology and Heritage

- 3.10.1 Given the potential for unknown archaeological remains on the site an archaeological desk based assessment and evaluation in the form of a geophysical survey should be undertaken to provide additional information at the planning application stage. An informed judgement will then be made as to whether the planning consent for the site will need to include provisions for the recording or preservation of archaeological assets in situ.

3.11 Noise Impact

- 3.11.1 A noise impact assessment must be submitted as part of any future planning application. The outcome of the noise impact assessment will be used to determine the nature of any mitigation measures required.

3.12 Air Quality

- 3.12.1 In accordance with policy CS10.2 an air quality assessment and travel plan will be required to accompany any planning application for the development of West of High Sparrowmire. As set out in the Transport and Movement Framework, measures should be taken to maximise opportunities for people to use modes of transport other than the private car for their day-to-day needs. The wider green infrastructure framework, will also help to minimise negative effects on air quality by capturing additional pollutants.

4 Implementation and Delivery

4.1 Partners

- 4.1.1 Potential private housing developers and possibly Housing Associations will deliver the West of High Sparrowmire site, in close liaison with South Lakeland District Council, Cumbria County Council and relevant third parties and statutory bodies.

4.2 Phasing

- 4.2.1 It is crucial that a holistic approach to delivery of the site as a whole is adopted in order to ensure development is fully integrated and the required infrastructure can be fully realised in the most appropriate manner. The Council considers the best way of ensuring this is achieved is for a single planning application to be submitted covering the whole site. As part of the planning permission there will be key triggers requiring the construction of integral elements of the scheme, with these principally relating to:
- Landscaping
 - Open space
 - Play space
 - Sustainable urban drainage system/ masterplan
 - Pedestrian and cycle links
 - Affordable housing
- 4.2.2 The precise timing of these elements will be agreed with the developer and controlled by condition/S106 agreement.

4.3 Planning Application Requirements

- 4.3.1 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](#).
- 4.3.2 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, but is likely to include:
- Affordable Housing Statement
 - Air Quality Assessment;
 - Archaeological Assessment;
 - Design and Access Statement;
 - Flood Risk Assessment;

- Foul Sewerage Assessment;
- Habitats Survey and Mitigation (Nature Conservation Assessment);
- Heritage Assessment;
- Land Contamination Assessment – A Stage 1 preliminary risk assessment;
- Landscape and Visual Impact Assessment;
- Landscape/Open Space Management Plan including long term management and maintenance scheme;
- Noise impact assessment;
- Planning Statement;
- Public Right of Way Statement;
- Planning Obligation Pro Forma Statement and draft S106 Heads of Terms;
- Statement of Community Involvement;
- Sustainability Statement;
- Sustainable Urban Drainage Strategy and long term maintenance of surface water drainage scheme/management and maintenance plan;
- Transport Assessment and Travel Plan;
- Tree and Hedgerow Survey.

4.3.3 Pre-application consultation should be carried out in accordance with the guidelines set out in the Council's [Statement of Community Involvement](#) **THIS LINK HAS NOW BEEN DEACTIVATED**. The scope of such consultation should be agreed with the Council.

4.4 Environmental Impact Assessment

4.4.1 The Environmental Impact Assessment Regulations 2011 (as amended by the 2015 Regulations) require residential development proposals of more than 150 houses or more than 5 hectares to be 'screened' to determine whether they are likely to have significant environmental effects and are therefore 'EIA development'. If determined to be EIA development by the local authority then an Environmental Statement would need to be prepared and submitted by the applicant.

4.5 Infrastructure Requirements

Utilities

4.5.1 In terms of services and utilities, there are no known constraints to the provision of gas, electricity or water supply on the site, although the precise means of supply and connection will be confirmed through discussions with the relevant utility bodies as part of any planning application. Electricity overhead lines cross the site. These may need to be diverted or replaced.

- 4.5.2 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 United Utilities to ensure this is taken into account at the detailed planning application stage. The Council will continue to liaise with United Utilities to clarify the nature and timescales for improvements to the waste water network to be undertaken in the North Kendal/Burneside area.

Education

- 4.5.3 To assess the impact of the development on education, initially Cumbria County Council use a population model to estimate the pupil yield (the methodology of which is outlined in the County Council's Planning Obligation Policy page 27 Figure 6). It is estimated that a development of 150 houses would yield 30 primary aged children and 22 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. Cumbria County Council as the Local Education Authority will advise how to accommodate the educational needs arising from the development at the planning application stage.
- 4.5.4 Assessments of current education capacity will be updated each year in the annual review of the Infrastructure Delivery Plan. Additional school provision in Kendal will be funded through the Community Infrastructure Levy.

4.6 Development Obligations

- 4.6.1 The table below lists the types of infrastructure that will be required to enable the development of the site and indicates whether they will be funded through Section 106 contributions or the Community Infrastructure Levy. On-site requirements will generally be secured through Section 106 or S278 Agreements (Highways), whereas wider strategic infrastructure requirements will be funded through CIL.
- 4.6.2 This list is not exhaustive, and is indicative at this stage, and will subject to further discussion as part of any planning application. The Council will expect applicants to agree a methodology to deliver the necessary infrastructure through the Council's pre-application process.

| Infrastructure Type | On site or off site | Details | S106 or CIL |
|--|---------------------|--|---------------------------------------|
| Open Space | On-Site | Informal recreation space, green corridors, new Semi-natural/amenity green space | On site construction cost S106 |
| Play Provision | Off-Site | Financial contribution to improvements at Acre Moss play area at £100 per bed space | S106 |
| Education | Off-Site | Financial contributions to provision of additional primary and secondary school places in Kendal | CIL |
| Affordable Housing | On-Site | 35% affordable housing | S106 |
| Transport - Highway Improvements: Kendal Highways package of Measures | Off-Site | Contributions to list of highways improvements measures identified in the Kendal Highways Improvements Study | CIL/Other funding – Local Growth Fund |
| Highways Improvements to local networks such as paths, footways next to site | Off-site | Contributions to improvements to rights of way networks / footways next to the site – directly related to the site (justified through CIL Reg 122 tests) | S106 |

Appendix 1: Relevant Development Plan Policies

See website www.southlakeland.gov.uk

SOUTH LAKELAND LOCAL PLAN – CORE STRATEGY

| | |
|--------|--|
| CS1.1 | Sustainable Development Principles |
| CS2 | Kendal Area Strategy |
| CS6.3 | Provision of affordable housing |
| CS6.6 | Making effective and efficient use of land and buildings |
| CS7.3 | Education and skills |
| CS8.1 | Green Infrastructure |
| CS8.2 | Protection and enhancement of landscape and settlement character |
| CS8.3a | Accessing open space, sport and recreation |
| CS8.3b | Quantity of open space, sport and recreation |
| CS8.4 | Biodiversity and geodiversity |
| CS8.6 | Historic Environment |
| CS8.7 | Sustainable construction, energy efficiency and renewable energy |
| CS8.8 | Development and flood risk |
| CS8.9 | Minerals and waste |
| CS8.10 | Design |
| CS9.1 | Social and community infrastructure |
| CS9.2 | Developer Contributions |
| CS10.1 | Accessing Services |
| CS10.2 | Transport Impact of New Development |

SOUTH LAKELAND LOCAL PLAN – LAND ALLOCATIONS DPD

| | |
|-------|--------------------------|
| LA1.3 | Housing Allocations |
| LA2.1 | West of High Sparrowmire |

SOUTH LAKELAND LOCAL PLAN 2006

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

| | |
|-----|--------------------------------------|
| C5 | External Lighting |
| C19 | Sites of archaeological interest |
| C24 | Watercourses and Coastal margins |
| C30 | Solar Power |
| L10 | Rights of Way |
| Tr9 | Better Ways to School |
| S2 | South Lakeland Design Code |
| S3 | Landscaping |
| S10 | Parking Provision in new development |
| S12 | Crime and Design |
| S18 | Trees close to buildings |
| S19 | Percent for Art |
| S26 | Sewage treatment and disposal |
| S27 | Overhead lines |
| S29 | Waste recycling facilities |

Appendix 2: South Lakeland District Council New Play Area Specification: guidance

Vision

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

Location

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

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

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

Accessibility

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



Good use of firm paths to link equipment

Play Equipment

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

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

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



Boulders, logs and earth can be used creatively.

Ancillary Items

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

Type of play facility and Size

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

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

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

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

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

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

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

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

The play framework will provide a simple mechanism, which the council would like to ensure is used for all new play provision, to ensure all play areas are challenging, engaging, meet the correct age range, are maintainable and meet the budget available.

Size

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

Consultation

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

Play Audit

The Council has commissioned a play audit which is due to be finalised in late 2016. The audit will assess current levels of play provision for location, accessibility, play value, age range and condition, which will provide information on both shortfall and over provision with a prioritised action plan.

The outcome of the play audit will be used to inform all decisions with regards the type and range of play opportunities and play equipment required for a play space.

Appendix 3: Useful Contacts

SLDC Development Plans Team – Officer Contacts:

Damian Law, Principal Development Plans Officer.

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

Laura Chamberlain, Senior Policy Officer

Tel (01539) 793217, email laura.chamberlain@southlakeland.gov.uk

SLDC Development Management – Officer Contacts:

Fiona Clark, Principal Planning Officer.

Tel (01539) 793348, email f.clark@southlakeland.gov.uk

SLDC Housing Strategy – Officer Contact:

Tony Whittaker, Housing Strategy and Delivery
Manager, Tel (01539) 793370, email

t.whittaker@southlakeland.gov.uk

SLDC – Parks and Recreation Team:

Tony Naylor, Green Spaces Officer,

Tel (01539) 793166, email t.naylor@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 (waste water and water supply:

Jenny Hope – Development Plan Liaison
United Utilities Limited Grasmere House, Lingley Mere Business Park, Lingley Green
Avenue, Great Sankey, Warrington WA5 3LP
Planning.liaison@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, Gables House, Kenilworth Road, Leamington Spa, Warwickshire
CV32 6JX
01926 439078
n.grid@amec.com

National Grid Gas Distribution:

National Grid Plant Protection Team, National Grid, Block 1, Floor 2 Brick Kiln Street,
Hinckley, Leicestershire LE10 0NA
plantprotection@nationalgrid.com

National Grid Gas Transmission:

AMEC on behalf of National Grid Mr Julian Austin,
Gables House, Kenilworth Road, Leamington Spa, Warwickshire CV32 6JX
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