

**SLDC LOCAL DEVELOPMENT
FRAMEWORK**

**LAND ALLOCATIONS
RAVENSTOWN & MOOR LANE**

LAND REF:-R670a M

**REASONS FOR REMOVAL FROM
DEVELOPMENT FRAMEWORK**

**J.W. KEITH
48 JUTLAND AVE
RAVENSTOWN
FLOOKBURGH**

R670aM is an emerging option, and was initially part of R684 which has been removed from the land allocation process and not put forward for further consultation.

Presumably R684 has been removed from consultation because of difficulties as listed on page 5 of the fact file namely,

1. Flooding issues,
2. Surface water issues,
3. Potential hazardous waste under site.

Therefore we can assume the above risks now are relevant to R670a M as this is the lowest part of R684 and where the possible hazardous waste is situated.

R670a M should therefore adhere to the development criteria outlined in the land allocation document **Emerging Options consultation edition January 2011** (Document No6 Enc.) page 76 para4.35 and as such subject to CS8.8 on page 108 of the **Core Strategy Document** (Document No4 Enc.)

Namely that all new development will only be permitted if it can demonstrate that it would not have significant impact on an area to store flood water, it can manage surface water in a sustainable way.

Both of which R670a M cannot sustain.

Flood Risk.

As listed on page 8 of SLDC fact File

R670a M is part of a level 3 flood risk (high probability) as shown on environment agency **'Risk of Flooding'**

(Ref; - document 5 enc.)

, and as such should not be considered for development unless other land cannot be used, and has to be subject to an Environment Agency

Sequential Test,

(Document No 2 Enc.)

And if the site cannot pass the sequential test, must be subject to an **Exception Test**,

(Document No 3 Enc.)

Both of which in my opinion this land cannot pass, and other land on higher levels should be developed before any Flood risk sites, as the Environment Agency **Sequential Test** insists.

(Reference to Page 8 of fact file.)

Surface Water

R670a M has surface water standing in adjacent fields for approx 4 months of the year, so any top-water from any new development will not disperse and add to the standing water already present.

And before the area R670a M was illegally filled with building waste (reported to SLDC Planning Dept at the time) and covered with top soil (presumably the hazardous waste mentioned in Responses on page 12 of fact File). It also stood in surface water, as it was initially on the same level as adjoining fields.

Hazardous waste being Gypsum from plaster and plaster boards which are now classified as high level hazardous waste

See enclosed photograph of fields standing in surface water taken 26/02/2011

Hazardous Waste

As reported on page 12 of the fact file the land has possible hazardous waste below the surface.

Namely building waste which was dumped there without planning permission, to raise the level of the field to stop it standing in surface water. This was reported to SLDC planning dept at the time and was subsequently covered over with topsoil.

(This is exactly over the area R670a M)

All of the above facts are in opposition to the listed **'DEVELOPMENT CRITERIA'** on page 76 of SLDC Land Allocation Document

Document 6 Enc

Sewerage and Drainage in Jutland Ave

Jutland Ave already has sewerage and top-water drainage issues of which SLDC are aware.

The original design and construction of Ravenstown in the early 1920's had 122 houses which had narrow flagged pathways to the front and rear doors, which apart from roof rainwater run-off was the only run-off into the sewerage system.

Since then approx 100 houses in Jutland Ave and Marne Ave have been extended in footprint size and all 122 houses have replaced the narrow pathways with driveways to park cars and access garages. Which also add to the rainwater run-off.

Thirty eight new houses have also been added to the original system since original construction

The following calculations are an estimate off the increase in square Meters of run -off land.

Original design

102 houses, Pathways 1 Mtre wide x15 Mtrs long = 1530 Sq Mtrs

20 houses, Pathways 1 Mtre wide x 20 Mtrs long = 400 Sq Mtrs

Total:- 1930 Sq Mtrs

Roof Area:- 102 houses @36 sq Mtrs = 3672 Sq Mtrs

20 houses @60 sq Mtrs = 1200 Sq Mtrs

Total:- 4872 sq Mtrs

Total estimated Run-off :- 6802 sq Mtrs

Housing currently built

Extensions to original properties

Approx 100 houses extra run-off @24sq mtrs per house =2400 sq Mtrs

Driveways

122 houses @ an extra 60 sq Mtrs = 7320 sq Mtrs

Garages

80 garages @ an extra 25 sq Mtrs= 2000 sq Mtrs

_____ Total= 11720 sq Mtrs

Added Houses

38 New house estimated roof area:- 36 sq Mtrs = 1368 sq Mtrs

38 new driveways @36 sq Mtrs per house = 1368 sq Mtrs

Total= 2736 sq Mtrs

Total of developed property extra rainwater run-off=**16856 sq Mtrs**

An increase in run-off of APPROX 250%

Plus 38 extra foul sewerage connections

'EXISTING DRAINAGE IS AT FULL CAPACITY'

AS LISTED ON PAGE 12 OF SLDC FACT FILE

In times of heavy rain the road on Jutland Ave becomes flooded, over kerb height, and runs over the pavement and into the fields that are covered in R670a m.

When this occurs the manhole cover in Jutland Ave outside 46/48 Jutland is blown off, and pushes up the surrounding road, the water overflows into the road and aquifers of water spout up approx 6 inches high along

the side of the road between the road and kerb.(see enclosed picture of manhole cover after a flood).

48 Jutland is the lowest house on the estate and in times of heavy rain fall the toilet starts to gurgle and the water in the U bend is ventured out and also in extreme rain fall has back filled into the toilet bowl, it has not yet overflowed into the house but may only be a matter of time and any extra capacity added to the system would probably make this a possibility.

Open spaces

Development Criteria in the SLDC '**CORE STRATEGY**' Document says that consideration and access to open spaces should be assessed in any potential housing development.

R670a M is in an area that has no open spaces or areas for recreation.

The only open space that was in Ravenstown was developed for housing in the 1970's and since then the local children have played on the roads.

Previous Planning decisions

The most recent Planning application on Jutland Ave (5/03/0860) was refused permission by SLDC for the following reason:-

'The village of Ravenstown, which is lacking in employment opportunities and shopping ,leisure and public transport facilities is not a settlement appropriate for further residential development in the context of policy H3 and Government policy concerning sustainable development'

Re Document No 1 enclosed

Since this decision the local shop has been closed down and demolished, the areas largest employer (Anderson Ltd Laser Factory) has closed down and the local bus timetable has been reduced.

Affordable Housing

SLDC planning policy states that in developments of over 9 houses 35% of all new houses should qualify as affordable housing.

Approx £135,000.

As listed on page 8 of SLDC Fact file, any new development should adhere to the following;-

'style/design of housing should reflect style of existing Ravenstoun development'

We believe that it would not be possible to build houses that conform to the above criteria for £135,000 especially when it also states that

'Houses may have to be built with garages underneath to mitigate against flood risk'

Yet I cannot understand why a garage flooding is less important than a house with the potential of £25,000 of flood damage to cars and freezers etc. I am sure insurance companies don't have different policy conditions for houses on top of garages!!

Raising the level of any new houses will also affect the privacy of existing properties which is also a planning concern.

Conclusions

1. R670a M is part of an Environment Agency Level 3 Flood plan
 2. Housing could not feasibly be built to qualify for affordable housing due to design and position
 3. Sewerage and top-water drainage is running at serious over capacity at present
 4. Possibility of uncovering potential hazardous waste during construction
 5. Land could not pass environment agency Sequential Test criteria or Exception Test conditions
 6. Previous planning applications refused for underlying reasons which still apply
 7. Lack of open spaces nearby for leisure and recreational use.
-

**SLDC LOCAL DEVELOPMENT
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Reference documents and photographs

LAND REF:-R670a M

**REASONS FOR REMOVAL FROM
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RAVENSTOWN
FLOOKBURGH**

5/03/0860 LOWER HOLKER: Part of garden to 65 Jutland Avenue, Ravenstown, Flookburgh. Dwelling. (Mr and Mrs Fant)
Amended plans had been received which proposed an access 28m from the road junction with sufficient turning space. There were no other accesses south of the junction. However, the Development Control Manager did not feel that the application met policy requirements and recommended that the application be refused.

REFUSED for the reasons below:-

Reason (1) A planning permission in this instance would add to the overprovision of new housing development at a time when the District has already exceeded its housing target for the period of the Cumbria and Lake District Joint Structure Plan. As a consequence, the proposed dwelling is not consistent with the objectives of Structure Plan Policy 30.

Reason (2) The proposal is in conflict with the provisions of Policy H3 of the Proposed Modifications to the South Lakeland Local Plan (October 2002) which, in accordance with Government advice contained in Planning Policy Guidance Note 3 ("Housing"), aims to promote more sustainable patterns of development. The village of Ravenstown, which is lacking in employment opportunities and shopping, leisure and public transport facilities is not a settlement appropriate for further residential development in the context of Policy H3 and Government policy concerning sustainable development.

SL/2004/0741

LOWER HOLKER: 65 Jutland Avenue,
Ravenstown, Flookburgh, Grange-over-
Sands. Dwelling. (Resubmission
5/03/0860) (Mr and Mrs R. Fant)

The Planning Services Manager reported that he had been in contact with Social Services and the psychiatrist who had confirmed that the child had severe special needs, would never be independent, and this placed an enormous burden on the family. The support of the Grandparents living next door would support a stable home life and help the child stay out of state-provided accommodation. The applicant was willing to accept a local occupancy condition

As long as the parking issues could be addressed to the satisfaction of the Highways Officer, and in view of the special circumstances of the case, it was recommended to grant planning permission as an exception to policy.

The Director of Strategy and Planning be authorised to GRANT subject to a local occupancy condition limited to the current parishes and two adjoining parishes, adequate access and car parking provision, and design improvements relating to materials.



Demonstrating the flood risk (PPS25) Sequential Test for Planning Applications

We recommend that the approach below is used by local planning authorities to apply the Sequential Test to planning applications located in Flood Zones 2 or 3. The approach provides an open demonstration of the Sequential Test being applied in line with PPS25 and its associated Practice Guide. Close working between local planning authority development control and forward planning departments will be required to implement the Sequential Test effectively.

A pro forma template (Microsoft Word), based on the process below, is available on request from your local Environment Agency Planning Liaison team-call 08708 506 506 for details.

Stage 1 - strategic application & development vulnerability

The Sequential Test can be considered adequately demonstrated if **both** of the following criteria are met::

- * the Sequential Test has already been carried out for the site (for the same development type) at the strategic level (development plan) in line with paragraphs D5 and D6 of PPS25; and
- * the development vulnerability is appropriate to the Flood Zone (see table D1 PPS25).

1.1 Has the Sequential Test already been carried out for this development at development plan level? If yes, reference should be provided for the site allocation and Development Plan Document (DPD) in question.

1.2 Is the flood risk vulnerability classification of the proposal appropriate to the Flood Zone in which the site is located according to tables D1 and D3 of PPS25? The vulnerability of the development should be clearly stated.

Finish here if the answer is Yes to BOTH questions 1.1 and 1.2

Only complete stages 2 and 3 if the answer to EITHER questions 1.1 or 1.2 is 'No'



Stage 2 - defining the evidence base

2.1 State the geographical area over which the test is to be applied.

2.2 If greater or less than the district boundary justify why the geographical area for applying the test has been chosen.

Identify the geographical area of search over which the test is to be applied - this will usually be over the whole of the Local Planning Authority (LPA) area but may be reduced where justified by the functional requirements of the development (e.g. catchment area for a school or doctors surgery) or relevant objectives in the Regional Spatial Strategy or Local Development Framework (LDF). For example, if a local need such as affordable housing or town centre renewal has been identified as part of the Sustainability Appraisal process for a DPD that has reached 'submission' stage, this might mean that the geographical area of search is restricted to a specific regeneration area. Equally, in some circumstances it may be appropriate to expand the search area beyond the LPA boundary for uses that have a sub-regional, regional or national market. For example, the location of an oil refinery serving the whole country should be determined on a countrywide basis.

2.3 Identify the source of reasonable available sites, either:

- background / evidence base documents (state which), or if not available
- other sites known to the LPA that meet the functional requirements of the application.

Identify the source of 'reasonably available' alternative sites - these sites will usually be drawn from the evidence base / background documents that have been produced to inform the emerging LDF. For example, an important source of information for housing sites will be provided by *Strategic Housing Land Availability Assessments* as required in PPS3.

In the absence of background documents, 'reasonably available' sites would include any sites that are known to the LPA and that meet the functional requirements of the application in question, and where necessary, meet the LDF Policy criterion for windfall development (see box below).

Windfall sites

Windfall sites are those which have not been specifically identified as available in the Development Planning process. They comprise previously-developed sites that have unexpectedly become available. Government policy in PPS3 at paragraph 59 advises that LPAs should not normally rely on windfall sites to meet housing needs.

We recommend that the acceptability of windfall applications in flood risk areas should be considered at the strategic level through a policy setting out broad locations and quantities of windfall development that would be acceptable or not in Sequential Test terms. Guidance on determining the housing potential of windfall (where justified) for broad locations can be found in paragraphs 50 -52 of *Strategic Housing Land Availability Assessments*, Practice Guidance to PPS3.

In the absence of a flood risk windfall policy, it may be possible (where the data is sufficiently robust) for the LPA to apply the Sequential Test taking into account historic windfall rates and their distribution across the district relative to Flood Zones. Where historic and future trends evidence indicate that housing need in the district through windfall can be met largely/entirely by development outside high flood risk areas, this may provide grounds for factoring this into the consideration of 'reasonably available' alternative sites at the planning application stage.



2.4 State the method used for comparing flood risk between sites, either:

- Environment Agency Flood Map, or
- an up to date Strategic Flood Risk Assessment held by the Local Planning Authority, or
- site specific Flood Risk Assessments where they are suitable for this purpose, or
- another map or sources of flooding information not listed (state which).

Identify the means of comparing flood risk between each site - as a starting point this will be the Environment Agency Map showing the Flood Zones. If comparing sites within the same Flood Zone it is necessary to use a Strategic Flood Risk Assessment showing a variation in risk throughout the Flood Zone or site specific Flood Risk Assessments where these are available and suitable for the purpose.

Stage 3 - applying the Sequential Test

Compare the reasonably available sites identified under stage 2 with the application site. Sites should be compared in relation to flood risk; development plan status; capacity; and constraints to delivery including availability, policy restrictions, physical problems or limitations, potential impacts of the development, and future environmental conditions that would be experienced by the inhabitants of the development.

3.1 State the name and location of the reasonably available site options being compared to the application site.

3.2 Indicate whether flood risk on the reasonable available options is higher or lower than the application site. State the Flood Zone or SFRA classification for each site.

3.3 State whether the reasonably available options being considered are allocated within the Development Plan. Confirm the status of the Plan.

3.4 State the approximate capacity of each reasonably available site being considered. This should be based on:

- the density policy within a LDD, and
- past performance in this respect.

3.5 Detail any constraints to the delivery of identified reasonably available options; for example, availability within a given a time period or lack of appropriate infrastructure. This part of the test should include recommendations on how these constraints could be overcome and when.

Sequential Test conclusion

Are there any reasonably available sites in areas with a lower probability of flooding, that would be appropriate to the type of development or land use proposed?

Next steps (see over)



Exception Test - Where necessary, the Exception Test should now be applied in the circumstances set out by table D1 and D3 of PPS25.

Applying the sequential approach at site level

In addition to the formal Sequential Test, PPS25 sets out the requirement for developers to apply the sequential approach (see para. 14 and D8) to locating development within the site.

As part of their discussions with planning applicants, LPAs should ask the following questions:

- Can risk be avoided through substituting less vulnerable uses or by amending the site lay-out?
- Has the applicant demonstrated that less vulnerable uses for the site have been considered?
- Can density be varied to reduce the number or vulnerability of units located in higher risk parts of the site?

8 Guidance on Applying the PPS25 Exception Test

8.1 Why is there an Exception Test?

Application of the Sequential Test aims to steer all development towards areas of lowest risk. However, PPS25 acknowledges that in some circumstances it may not be possible to locate development in areas of low or appropriate (considering development vulnerability) flood risk or that there may be other valid reasons for a development to take place within the floodplain. In these circumstances, it is necessary to clearly demonstrate that the benefits for development of a site outweigh the flood risks to the development and its occupants.

In addition, it may be necessary to apply the Exception Test where the Sequential Test alone cannot deliver acceptable sites, and where some continuing development is necessary for wider sustainable development reasons, taking into account the need to avoid social or economic blight and the need for essential civil infrastructure to remain operational during floods.

8.2 What is the Exception Test?

The Exception Test is an additional test to be applied by decision-makers following application of the Sequential Test. The Exception Test is a series of three criteria as shown below, all of which must be satisfied for development in a flood risk area to be considered acceptable. For the Exception Test to be passed:

- a) It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a SFRA;
- b) The development should be on developable previously developed land or, if not, it must be demonstrated there is no such alternative land available; and
- c) A FRA must demonstrate that the development will be safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall.

All three parts of this test must be satisfied in order for the development to be considered appropriate in terms of flood risk. There must be robust evidence in support of every part of the test.

This report is intended as a Level 1 SFRA - should the Sequential Test identify the need for allocations to undergo the Exception Test this will be addressed in a Level 2 SFRA.

Where use of the Exception Test is required, decision-makers should apply it at the earliest stage possible in planning, to all LDD allocations for development and all planning applications other than for minor development.

A significant proportion of the Borough of Wandsworth is located within Flood Zone 3a of the River Thames, therefore it is likely that the requirements of the Exception Test will need to be satisfied for 'more vulnerable' e.g. residential, development in this area.

For this reason, the breach modelling has been undertaken during this Level 1 SFRA to enable the Borough of Wandsworth to take into account the variation in flood depth and hazard within Flood Zone 3a when allocating development sites. The breach modelling information should be used at this early stage to

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**J.W. KEITH
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FLOOKBURGH**

South Lakeland Local Development Framework

Core Strategy

Flood risk

- 9.28 There are significant areas of flood risk in South Lakeland. Furthermore, the level of flood risk is anticipated to increase due to the effects of climate change.
- 9.29 National planning guidance requires local authorities to review the variation in flood risk across their area and to steer development towards areas of lower risk. National policy in PPS25 sets out the following zones of flood risk:
- Zone 1 (low probability);
 - Zone 2 (medium probability);
 - Zone 3a (high probability); and
 - Zone 3b (functional floodplain).
- 9.30 PPS25 recognises that, in some regions such as South Lakeland, restricting residential development in areas designated as Zone 3a may heavily compromise the viability of existing communities. For this reason, PPS25 provides an exception test. Where a local planning authority has identified that there is a strong planning-based argument for a development to proceed and the application of the sequential test demonstrates that there are no reasonably available sites in areas of lower flood risk appropriate to the development type proposed, it will be necessary for the Council (in conjunction with the developer) to demonstrate that the exception test can be passed.

CS8.8 Development and flood risk

Most new development should be located in flood risk zone 1. Development within the Environment Agency's flood risk zones 2, 3a and 3b will only be acceptable when it is compatible with national policy and when the sequential test and the exception test, where applicable, as set out in PPS25, have been satisfied.

All new development will only be permitted if it can be demonstrated that:

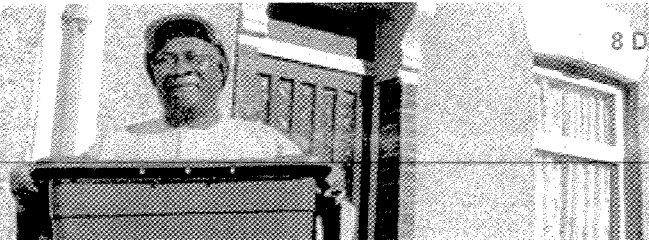
- It would not have a significant impact on the capacity of an area to store floodwater;
- Measures required to manage any flood risk can be implemented;
- Surface water is managed in a sustainable way;
- Provision is made for the long term maintenance and management of any flood protection and/or mitigation measures;
- The benefits of the proposal to the community outweigh the flood risk;
- Applications will be considered with regard to South Lakeland District Council's Strategic Flood Risk Assessment.

DOCUMENT 5

EXTENT OF FLOOD PLAIN

AAA

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**Environment
Agency**


8 Dec

Risk of Flooding

 Enter postcode or
place name:

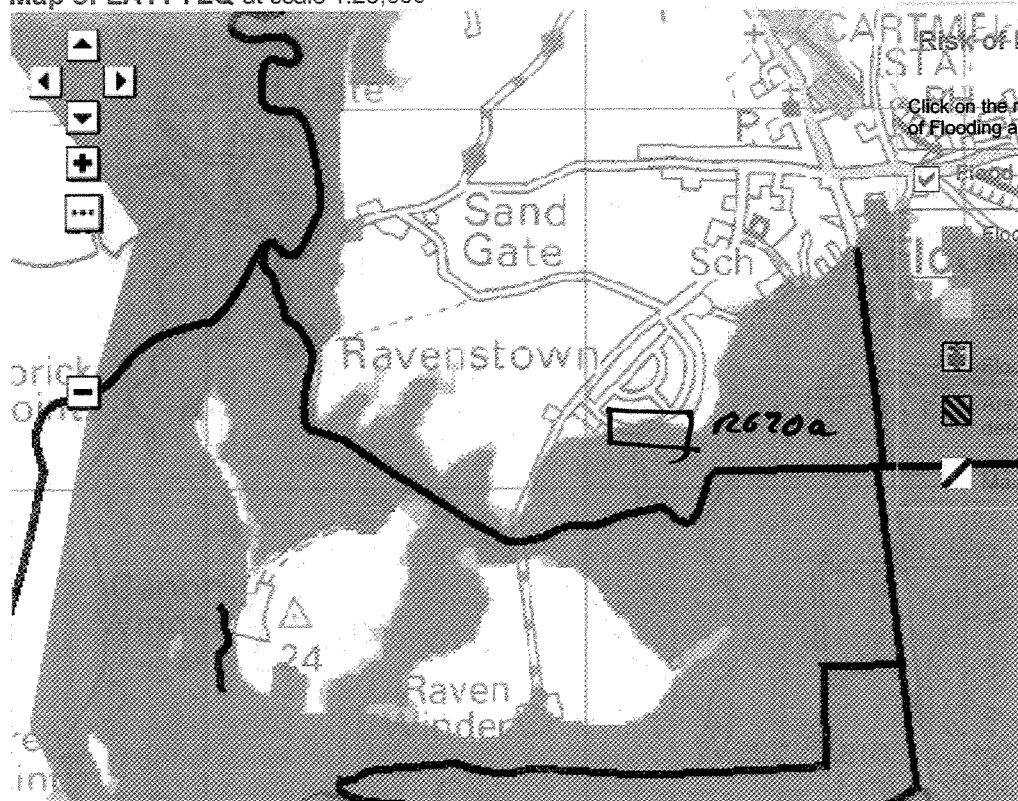
LA11 7LQ

Overview map:


 Other topics for this
area...

[Risk of Flooding](#)
[Flood Warning
Areas](#)
[Landfill](#)
[Pollution](#)
[Air Pollution](#)
[Rivers](#)
[Bathing Water
Quality](#)
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[Environment
Agency Offices](#)
[River Basin
Management Plans
- Rivers](#)
[River Basin
Management Plans
- Lakes](#)
[River Basin
Management Plans
- Coastal Waters](#)
[River Basin
Management Plans
- Estuarine](#)

Map of LA11 7LQ at scale 1:20,000



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[view text version of all results](#)
Issues have been identified in Weston-super-Mere, North Somerset:

These will be resolved during the next update in February 2011.

For further information regarding these areas please contact us directly.

More about flooding:

[Understanding the flood map](#)

A more detailed explanation to help you understand the flood map shown above.

[Current flood warnings](#)

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

[Flood map - your questions answered](#)

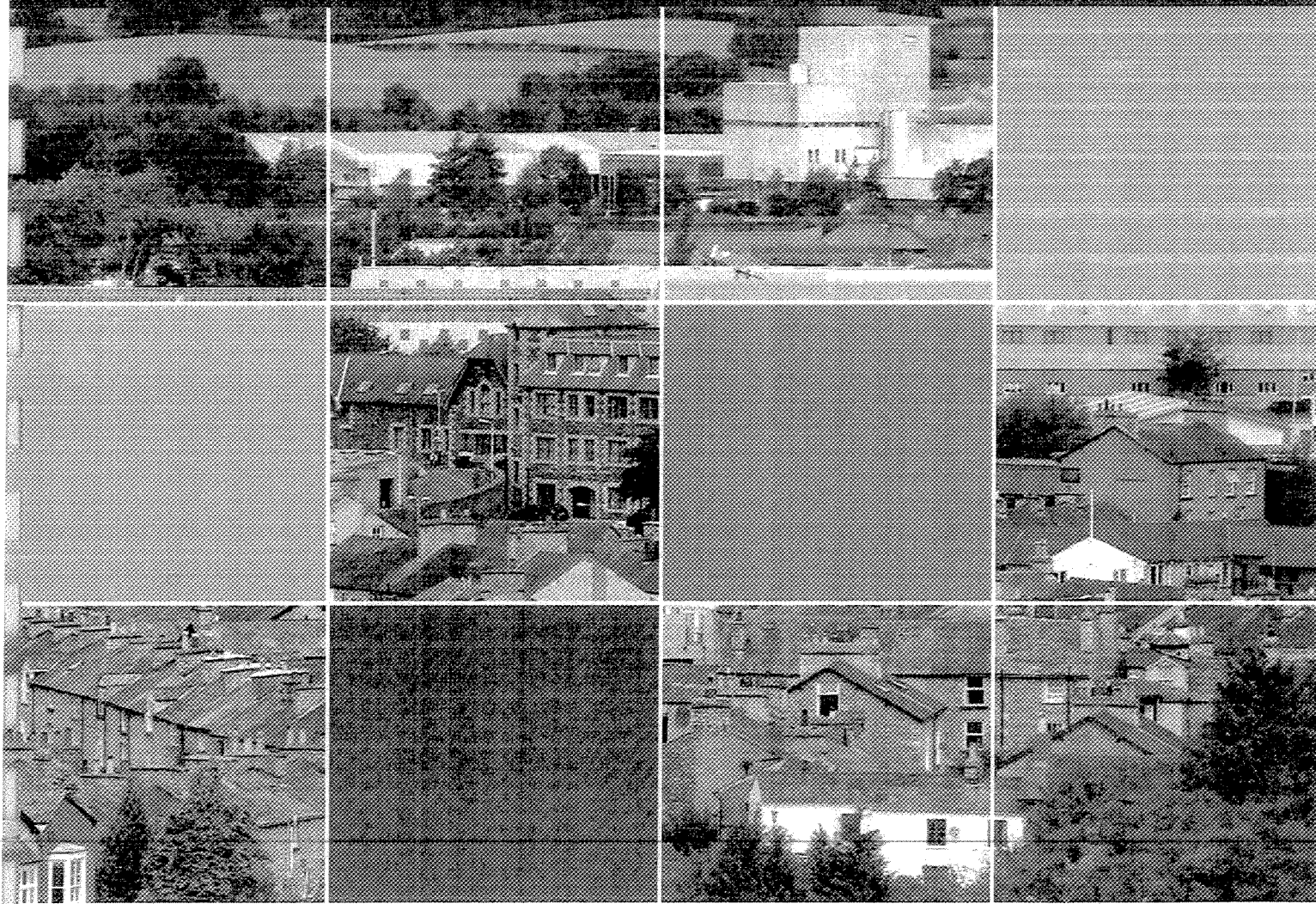
Answers to commonly asked questions about the flood map.



South Lakeland Local Development Framework

Land Allocations

Development Plan Document



Emerging Options Consultations Edition
January 2011



Lawrence Conway
Chief Executive
South Lakeland District Council

www.southlakeland.gov.uk/ldf

a ready supply of affordable housing, with the emphasis on meeting a particular need in a particular location and a particular emphasis on affordable housing. In the smaller villages in the Cartmel Peninsula, the housing ambition amounts to 4 dwellings per year, making a total of 84 between 2003 and 2025. At March 2010, around 3 dwellings had been completed, a further 7 were under construction, and a further ²⁴7 are expected to be delivered from sites that already have planning permission. **This leaves a balance of 67 to be met through land allocations.** At least 35% of new homes (29 units) should meet identified needs for affordable housing and, of these, up to 55% or around 16 units should be social rented.

- 4.33 The approach has been to identify small sites in hamlets and settlements with a clear functional relationship with a larger settlement, using the principles set out in Paragraph 2.10. To this end, small housing sites have been suggested at Headless Cross and Ravenstown.

Rural Policies

Draft POLICY GR1: LOCAL SERVICE CENTRE DEVELOPMENT BOUNDARIES, CARTMEL PENINSULA

Purpose:

To ensure that new homes and workspaces are delivered in sustainable locations and to protect the character of the surrounding landscape.

BETWEEN 2010 AND 2025 THE DEVELOPMENT NEEDS OF ALLITHWAITE, CARK, CARTMEL AND FLOOKBURGH WILL BE MET WITHIN, AND ON ALLOCATED SITES ADJOINING, THE DEVELOPMENT BOUNDARIES DEFINED ON THE PROPOSALS MAP.

Implementation

Through Development Management process

Monitoring

Through Core Strategy monitoring framework / Net additional dwellings by settlement

Draft POLICY GR2: LAND FOR NEW HOUSING IN LOCAL SERVICE CENTRES and RURAL AREAS, CARTMEL PENINSULA

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 the rural area around Grange-over-Sands.

THE FOLLOWING SITES, IDENTIFIED ON THE PROPOSALS MAP, ARE ALLOCATED FOR HOUSING DEVELOPMENT:

Ref	Name	Area (Ha)	Dwellings

²⁴ This figure represents 80% of dwellings with planning consent as not all consents will be implemented.

services including a garden centre, several public houses, a mini market, post offices, doctors, chemist, primary school and a community centre. The Airfield Approach Business Park is an important local employment area. Nearby Holker Hall is a major visitor attraction and Cark is also the station for Cartmel. The airfield is important both as a location for light aviation and parachuting and as a venue for events such as the Steam Rally.

4.27 Key issues affecting development in the Cark and Flookburgh areas are:

- The need to avoid development in areas at risk of flooding in the coastal flats and in the River Eea flood plain;
- The need to provide for employment;
- The need to sustain local facilities and public transport;
- The need to maintain the built heritage of the two villages and the setting of Cark Hall in particular;
- The need to maintain the separate identities of the two villages.

4.28 Four small allocations are suggested on infill and rounding off sites in Flookburgh. Land adjacent to Cark station is suggested for employment use. A small Green Gap is suggested between Cark and Flookburgh.

Cartmel

4.29 Cartmel is one of the most historic settlements in South Lakeland District. Its conservation area contains numerous listed buildings. It is dominated by the 12th Century Priory Church and is a major tourist attraction augmented by the racecourse and a developing role as a food centre with a growing portfolio of quality eating establishments and speciality food shops. The settlement is also characterised by development along the lanes interspersed with large green spaces. The settlement has a full range of shops and pubs, a primary and secondary school (which serves the whole peninsula) and GP services.

4.30 Key issues affecting development in Cartmel include:

- The need to manage and develop Cartmel as a visitor destination;
- The need to safeguard Cartmel's outstanding built heritage and its setting;
- The need to avoid development in areas at risk of flooding;
- The need to protect the quality of the surrounding landscape;
- The need to ensure that any new development is sympathetic in scale and character;
- The need to sustain local facilities;
- Sewerage capacity.

4.31 A site is suggested in Cartmel on the south side of Aynsome Road. This is screened on the east and south sides by Hesketh Wood and adjoins the Secondary School.

Small Centres and Countryside

4.32 In small villages, hamlets and the open countryside, the Core Strategy (Policy CS4) seeks to make provision for small-scale housing development to ensure

were under construction, and a further ²³22 are expected to be delivered from sites that already have planning permission. The Council's Strategic Housing Land Availability Assessment also identified a number of small sites that are expected to deliver 9 dwellings. **This leaves a balance of 179 to be met through land allocations.** At least 35% of new homes (110 units) should meet identified needs for affordable housing and, of these, up to 55% or around 60 units should be social rented. This housing ambition has been apportioned between settlements using the criteria set out in Paragraph 2.10 above. The Local Service Centres are considered in turn in the following paragraphs:

Allithwaite

- 4.22 Allithwaite is a small village close to Grange-over-Sands with a population of around 700. The older part of the village is clustered around the church, which is centrally located on the crown of a hill. It is interspersed with working farms to the south, while more recent development spreads out along surrounding roads interspersed with large fields. Listed buildings include three farmhouses on Beck Side, and St Mary's church. It has a post office and convenience store, primary school and pub.
- 4.23 Key issues affecting development in Allithwaite:
- The distinctive character and topography of the old village;
 - The need to mitigate the impacts of unsympathetic 20th century development;
 - The importance of green spaces within the village to its character;
 - The need to sustain local facilities and public transport;
 - The need to avoid coalescence with Kents Bank/Grange.
- 4.24 Community concerns include views in and out of the village, road safety, particularly on Holme Lane, and concern at potential coalescence with Cartmel.
- 4.25 Within Allithwaite, the development of two small 'rounding off' sites is proposed at the northern end of the village along with a development boundary amendment to enable improvement to the appearance of the approach to the village from Flookburgh.

Cark and Flookburgh

- 4.26 These two linked villages either side of the Furness railway, together have a population of around 1,800. Flookburgh has an historic core giving way to more modern development to the east. Cark is dominated by older housing around the core and beyond, including the seventeenth century listed Cark Hall, although this is interspersed with more modern development. The villages have a station on the Furness line and have an extensive range of

²³ This figure represents 80% of dwellings with planning consent as not all consents will be implemented.

			Phase		
			1	2	3
R343M	LAND E OF CHURCH RD. ALLITHWAITE	1.31			35
R69M	LAND W OF WARTBARROW LANE, ALLITHWAITE	1.53		41	
R687	LAND N OF ALLITHWAITE RD, FLOOKBURGH	0.80		29	
R685	LAND E OF MANORSIDE, FLOOKBURGH	1.11			40
RN20M	LAND S OF MARKET STREET, FLOOKBURGH	0.76		27	
R321M	LAND E OF WINDER LANE FLOOKBURGH	0.56	20		
R112	LAND S OF HAGGS LANE, CARTMEL	2.17			47
R670AM	LAND AT JUTLAND AVENUE, BAVENSTOWN	0.59	16		
RN156M	LAND AT HEADLESS CROSS	0.56		15	
Implementation					
<i>By Development Industry and Social Housing Providers through Development Management process</i>					
Monitoring					
<i>Through Core Strategy monitoring framework - Net additional dwellings by settlement, gross affordable housing completions</i>					

Other possible Options

- 4.34 A number of other sites were put forward during earlier consultation and not selected. The site selection process is explained in the Settlement Fact Files.

Development Criteria

- 4.35 All new housing development in the Grange/Cartmel area will be guided by the policies in the Core Strategy, in particular those dealing with the following:
- * Grange/Cartmel Area Strategy (Policy CS4), Landscape and Settlement Character (CS8.2) and Historic Environment (CS8.6).
 - * Sustainable Development (CS1.1), Construction, Energy Efficiency and Renewable Energy (CS7.7 and 8.7), Flood Risk (CS8.8) and Biodiversity (CS8.4).
 - * Dwelling Mix and Type (CS6.2), Affordable Housing (CS6.3), Design (CS8.10) and Efficient Use of Land and Buildings (CS6.6).
 - * Green Infrastructure (CS8.1) and Recreation (CS8.3a-b).
 - * (CS 8.10) Design.
 - * Social and Community Infrastructure (CS9.1), Developer Contributions (CS9.2) and Transport (CS10.2).

**SLDC LOCAL DEVELOPMENT
FRAMEWORK**

Reference documents and photographs

LAND REF:-R670a M

**REASONS FOR REMOVAL FROM
DEVELOPMENT FRAMEWORK**

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