

KENDAL TOWN COUNCIL

To: Planning Committee	17 th July 2017
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PRE-PUBLICATION CONSULTATION ON DEVELOPMENT MANAGEMENT POLICIES DPD – RESPONSE TO SLDC

Members discussed the Pre-publication Consultation on Development Management Policies DPD – response to SLDC following on from Mr Alistair McNeill's presentation to Planning Committee on 3rd July 2017 (Ref Minute 142/17/18) the following comments were made:

DM1 General Requirements

Welcome the expansion of requirement 1 and strengthening of requirement 6 to provide clarity around the role of mitigation and compensation (note – is referred to as requirement 7) and requirement 7 on the additional reference to the protection and enhancement of the district's natural environment qualities (note – is referred to as requirement 8).

DM2 Design

Pleased to see principle 3 – inclusion of a reference to mixed and well integrated communities and requirement for the interspersing of housing types and tenures. Also welcome the commitment to produce a Design SPD.

DM3 Historic Environment

Welcome the comments from Historic England to strengthen and clarify the policy.

DM6 Flood Risk Management

Welcome the inclusion of the additional requirements. Still unclear about what is meant by 'capacity within the wider area', could this be expanded to be more specific about how the wider area is to be identified/interpreted.

Under 'Purpose:' Members suggested removing the wording 'where possible' as it is not necessary and may be interpreted as weakening the intention of the policy and contradiction policy further down in the document. Members suggest that detailed flood & drainage design drawing, full structural, hydraulic and interpretive reports, including infiltration results and details landscaping details should be required at pre-application stage to allow adequate time for consideration, particularly for larger developments. Under 2.6.7 Members suggest the inclusion of reference to the use of independent drainage experts where in-house expertise is not available to assess statements/opinions provided by the applicant.

DM8 Telecommunications and broadband

Concerned the limit for ensuring fibre to the premises is set as high as 30 units, would suggest 10 units.

DM11 Accessible and Adaptable Homes

Welcome the requirement of more challenging standards particularly the proportion of wheelchair adaptable homes.

DM25 New Agricultural Buildings

Welcome additional policy around demonstrating buildings are essential to operational needs.

Finally, Members would like a response as to whether their previous comments at earlier consultation stages had been given to CCC as discussed when Mr McNeill presented the current changes to the Committee.

APPENDIX 1**Continuing Concerns over flooding issues**

- There is the need to model all sources of flooding together as soon as possible. Fluvial flood risks are indeed crucial but in this area flooding in general is often as a result of other factors and often compounds the fluvial flooding.
- Educating developers may have some merit with local developers, and local knowledge is invaluable. However, to ensure that all due care and attention is taken, then independent drainage consultants would act as an insurance policy for the local authorities and the public at large. Drainage issues and assessments are currently too developer-led. We appreciate that drainage is only one element in requirements on developers, but its importance has become critical. Up-skilling existing staff is valuable, but this approach does not fully meet the demands of the current situation.
- National criteria may never be met for Cumbria to become a Critical Drainage Area because of its relatively low population etc. but a special case needs to be made. There are enough factors to form a sufficiently robust case. Then, at least the Local Planning Authority would be in a stronger position, if it were successful.
- Detailed drainage information and assessment should be required at the Pre-Application stage.
- Much greater consideration should be given to natural drainage areas and their non-development.