

GRANGE-OVER-SANDS TOWN COUNCIL

Grange-over-Sands Parish Neighbourhood Plan

2017- 2027



Final Version
July 2018

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GRANGE OVER SANDS NEIGHBOURHOOD PLAN FINAL VERSION



Foreword

The Grange-over-Sands Neighbourhood Plan has been developed by Councillors, volunteers and residents from the Parish which covers Grange over Sands and Kents Bank.

The Plan aims to:

- *influence the design of the developments that were allocated by SLDC's Land Allocations policies, in accordance with community views*
- *ensure that developments are designed to complement and improve the look and feel of the Parish*
- *take steps to help residents access low cost market homes*
- *protect the area's environment and biodiversity, to keep the Parish rich in greenspace and wildlife;*
- *enable the Parish to access 25% of the Community Infrastructure Levy to improve local facilities.*

Grateful thanks go to all members of the Steering Group and to the many local residents who added contributions and responded to surveys.

Councillor Joanna Greenway, Chair
Grange-over-Sands Neighbourhood Plan Steering Group

The following were members of the Steering Group for all or some sections of the process. Their stamina, good humour and willingness were outstanding.

Margaret Brennand
Joanna Greenway
Joyce Hawksford
Sue Jackson
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Jen Parr
David Roberts
Mary Rossall
Ron Shapland
Tricia Thomas
Ian Wilson
Andy Yuille (Participant observer
from Lancaster University)

Thanks go also to **Claire Benbow**, Grange-over-Sands Town Clerk.

1 Introduction

1.1 On 26th November 2014, Grange-over-Sands (GOS) Town Council was granted approval to start the process of preparing a Neighbourhood Plan. South Lakeland District Council (SLDC), as the local planning authority, designated a Neighbourhood Area for the whole of Grange-over-Sands Parish to enable GOS Town Council to prepare the Neighbourhood Plan. The Plan has been prepared by the community through the Grange-over-Sands Neighbourhood Plan Steering Group (GOSNPSG) on behalf of the Town Council.

1.2 This document is the Neighbourhood Plan for Grange-over-Sands Parish. It represents one part of the development plan for the Parish over the period 2017 to 2027, the other part being the SLDC adopted Core Strategy 2010 – 2025 and SLDC's Land Allocations Development Plan Documents (DPD), saved Local Plan Policies from the 1997 Local Plan (saved 2006) and the emerging Development Management (DM) Policies DPD.

1.3 The Grange-Over-Sands Neighbourhood Plan (GOSNP) is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012. The GOSNPSG has prepared the plan to establish a vision for the future of the Parish and to set out how that vision will be realised through planning land use and development change over the plan period 2017 to 2027.

1.4 The purpose of the Neighbourhood Plan is to sit alongside the SLDC adopted development plan documents and policies to guide development within the Parish and provide direction to any interested parties wishing to submit planning applications for development. The process of producing a plan has

sought to involve the community as widely as possible and the different topic areas are reflective of matters that are of considerable importance to Grange-over-Sands, its residents, businesses and community groups.

1.5 Each section of the Plan covers a different topic. Under each heading is the justification for the policy presented, providing necessary understanding of the policy and what it is seeking to achieve. Policies themselves are presented in boxes. It is these policies against which planning applications will be assessed. It is advisable that, in order to understand the full context for any individual policy, it is read in conjunction with the supporting text.

1.6 Map **GOS Map 1** shows the boundary of the Neighbourhood Plan area, which is contiguous with the boundary of Grange-over-Sands Parish.

Fig 1: Grange-over-Sands War Memorial

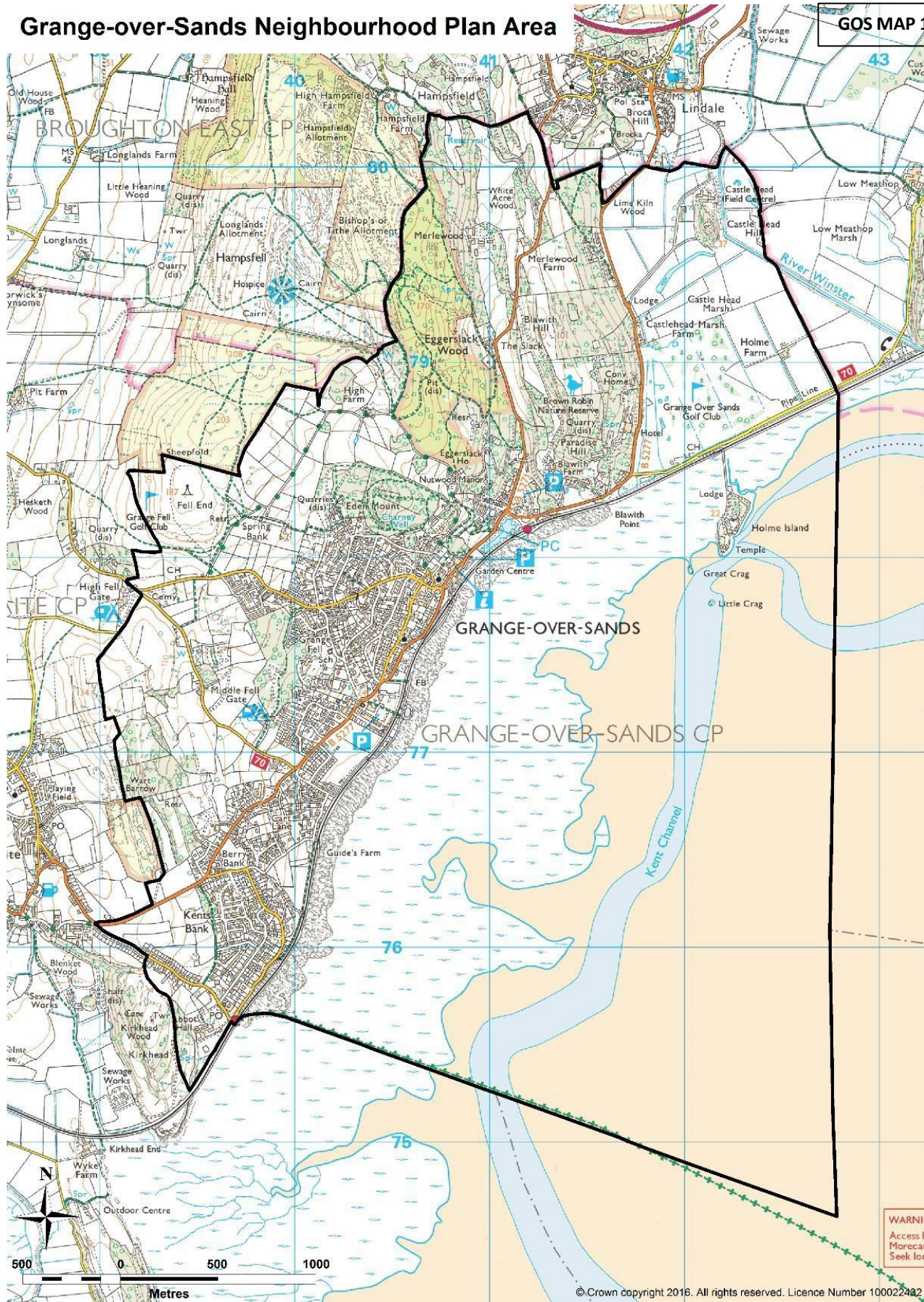


Fig 2: View over Morecambe Bay



Grange-over-Sands Neighbourhood Plan Area

GOS MAP 1



2 Local Context

2.1 A brief history of Grange-over-Sands

- 2.1.1 The Parish of Grange-over-Sands in Cartmel Peninsula in Cumbria, stretches from Castle Head Hill, up Hampsfell Road to High Farm and along the Morecambe Bay coast as far as Abbot Hall at Kents Bank. It is a Parish of just over 4,000 residents with two distinct areas – the town itself and the village of Kents Bank. Grange-over-Sands saw major development following the completion of the Ulverston and Lancaster Railway in 1857 with stations built at both Grange-over-Sands and Kents Bank.
- 2.1.2 The arrival of the railway was key to Grange-over-Sands' development. From a fishing hamlet of around 130 inhabitants in 1851 the town became a bustling seaside resort with 2,000 inhabitants by 1901. Visitors were attracted to the beautiful scenery and healthy sea air.
- 2.1.3 This period of prosperity led to the construction of The Promenade and two piers, large hotels and boarding houses and The Ornamental Gardens near the station and Park Road Gardens at the end of The Esplanade. Grange-over-Sands became popular as a spa resort with steamers bringing day tourists across Morecambe Bay from Morecambe and Blackpool. Many wealthy business owners from the north-west established holiday homes in the town. Boarding houses were built for the many visitors, some of which are still in use today.
- 2.1.4 The 20th century saw further expansion of the town and its facilities. The Lido was opened in 1932 at the end of The Promenade. In the 1960s there was another phase of expansion, marked by suburban housing, while later in the century, there was a growth in retirement and nursing homes. The piers no longer exist, and The Lido closed in 1993. A new indoor swimming pool opened at Berner's in 2004 but closed two years later. The area of Kents Bank, near the western end of the promenade has always figured prominently in the history of Morecambe Bay and evidence of even earlier settlement has been found in a cave on the western face of Kirkhead.



Fig 3: Shopping Area Grange-over-Sands

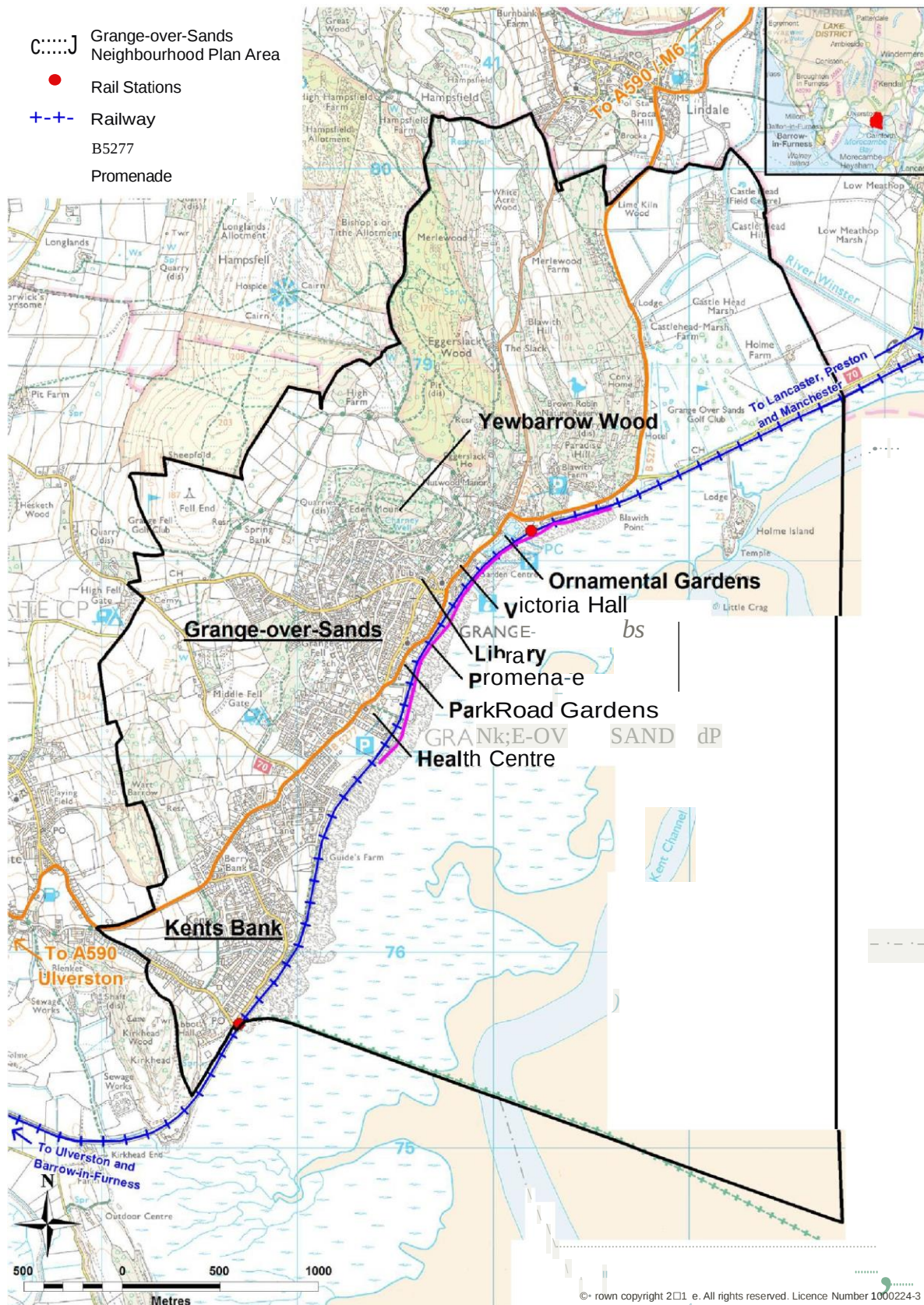
2.2 Modern Grange-over-Sands

- 2.2.1 Nowadays the town continues to attract visitors; the railway remains with connections to Ulverston and Barrow-in-Furness in the west, and Lancaster, Preston and Manchester in the south. The main road into Grange-over-Sands - the B5277 - links into the A590 which runs between the M6 and Barrow-in-Furness. Caravans, lodges and self-catering accommodation all cater for both short and long stay visitors to the area. A larger number of people stay in these types of accommodation rather than in hotels. Grange-over-Sands and the surrounding villages have several large holiday sites which make an important contribution to the local economy.
- 2.2.2 The town has a wealth of clubs and societies, some of which have been in existence since the early 20th century and then, towards the end of the century, new initiatives resulted in the establishment of larger annual events such as the Edwardian Festival, Prom Art and the Vintage Car Rally.
- 2.2.3 Recent regeneration has seen an affordable market housing development constructed on the site of the former indoor swimming pool at Berner's. Recently a new health centre has been built on a former brownfield site and a housing site is being built at Berry Bank. Approval has been granted for a housing site on Trickett's Field which is under construction. Booths supermarket chain has received planning approval for a store in the main town and planning approval has been received for a Tesco Express.
- 2.2.4 There is a lack of affordable housing locally and second home ownership is also an issue that has led to higher prices and less availability of dwellings.
- 2.2.5 Access into the peninsula is poor. Within the town, the pedestrian experience and quality of the built environment has suffered as a result of the impact of greater car usage.
- 2.2.6 Bus and rail services are barely adequate and are continually under review.
- 2.2.7 Most services and facilities are at the northern end of the town but the main residential area and new developments are at the southern end.
- 2.2.8 The Parish has a saltmarsh coastline, mixed woodland, and rolling hills, typical of the Morecambe Bay area.
- 2.2.9 There is an excellent range of parks and gardens with good links to the Promenade and the wider network of footpaths and cycle routes.



Fig 4: View over Morecambe Bay

GOS MAP 2 – Points of Interest in Grange-over-Sands



2.3 National Policy

The National Planning Policy Framework (NPPF) states:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use neighbourhood planning to set planning policies through neighbourhood plans to determine decisions on planning applications (para.183).

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area.

Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies (para.184).

Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation (para.185)”.

2.4 Local Plan Policy

2.4.1 When finalised and “made” this Neighbourhood Plan will be part of the Development Plan for our area, supplementing the Local Plan which is prepared by South Lakeland District Council, and used to inform planning decisions. Currently, the Local Plan comprises a number of Development Plan Documents (“DPDs”) including the SLDC Core Strategy¹ (adopted in 2010) and the SLDC’s Land Allocations DPD² (adopted in 2013). For simplicity, when we use the term “Local Plan” in this Neighbourhood Plan, we use it in its widest sense to mean any or all of the DPDs which have been adopted and which remain current at the date of this Neighbourhood Plan being made. However, to avoid any misinterpretation, the actual documents referred to are referenced individually.

2.4.2 The current SLDC Core Strategy, covers the areas of South Lakeland that do not form part of either the Lake District National Park or Yorkshire Dales National Park, which produce their own Local Plans. Grange-over-Sands falls within the Cartmel Peninsula, bounded by the Lake District National Park to the north and Morecambe Bay to the south. The SLDC Core Strategy sets out the Vision, Objectives and strategic planning policies for the entire district, outside the National Parks, until 2025. There are five areas identified:

- Housing
- Economy
- Accessibility
- Environment
- Health and Wellbeing

¹ SLDC Core Strategy adopted 2010

² SLDC Land Allocations Development Plan Documents adopted 2013 (SLDC’s Land Allocations DPD)

2.4.3 SLDC's Land Allocations DPD, allocates land for housing and employment, open space and other uses, and sets out the land allocations and the criteria used to select them, together with the key issues within Grange-Over-Sands.

2.4.4 A suite of Development Management Policies³ to be used in determination of planning applications is currently being prepared and will apply to a variety of policies including (but not exclusively):

- Design
- Historic Environment
- Green Infrastructure, Open Space, Trees and Landscaping
- Accessible and adaptable homes

2.4.5 Other relevant documents are included at **Appendix 1**.

2.5 Consultation

2.5.1 The GOSNPSG has developed this Neighbourhood Plan following extensive engagement with the community.

2.5.2 Previous consultation exercises undertaken as part of the development of a Grange-over-Sands Community Led Plan⁴ identified a number of local issues.

2.5.3 The programme of engagement has identified further issues, developed policy options and sought feedback on the emerging plan. This included:

- public exhibitions and drop-in events
- face-to-face sessions with local organisations
- questionnaires distributed to all households and local high school leavers
- several meetings with SLDC have also taken place with particular reference to the preparation of the Development Brief for site LA3.2, Land South of Allithwaite Rd
- as part of the plan preparation, the GOSNPSG has played a key role as a sounding board on emerging policies:
 - Economy and Regeneration
 - Transport and Accessibility
 - Environment and Biodiversity
 - Health and Well-being
 - Housing and Design

2.6 Profile of the community today⁵

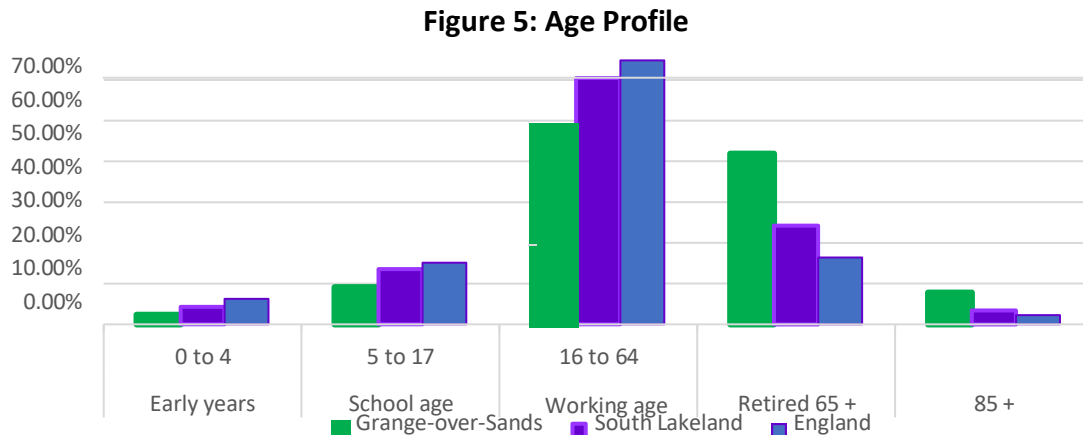
Key Facts (Census data 2011)	Grange-over-Sands
Area:	750 ha
Total population:	4114
Population Density:	5.49 persons per hectare
Households:	2091
Table 1 Key Facts	

³ SLDC Development Management Policies (Draft) 2017

⁴ Grange-over-Sands Community Led Plan 2014

⁵ ONS Census data 2011

- 2.6.1 Grange-over-Sands is located in South Lakeland and despite its small population is classified as the Key Service Centre for the Cartmel Peninsula. The Parish is split into three wards: north, south and west. The overall population size of the Parish, according to the 2011 census, was 4114 persons or 3.97% of the district authority area, living in 2091 households. The population of South Lakeland is 103,500. The population grew by around 1100 between 2001 and 2011 and continues to grow.
- 2.6.2 The Parish has a notably ageing population with an age profile differing significantly from both the district as a whole and England, with a larger older population and smaller younger population.



- 2.6.3 The percentage of residents who said their day to day activities were limited a little or a lot due to health problems or disability was 9% higher than the SLDC average and 10% higher than the England average.
- 2.6.4 Just over 14% of the population of Grange-over-Sands said they provided some level of unpaid care, considerably more than the SLDC and England average.
- 2.6.5 82% of households have access to at least 1 car, significantly more than the England average.
- 2.6.6 Over a quarter of all households in Grange-over-Sands are one-person pensioner households.
- 2.6.7 Over 33% of residents classed as “economically active” were officially retired, 20% higher than the England average.

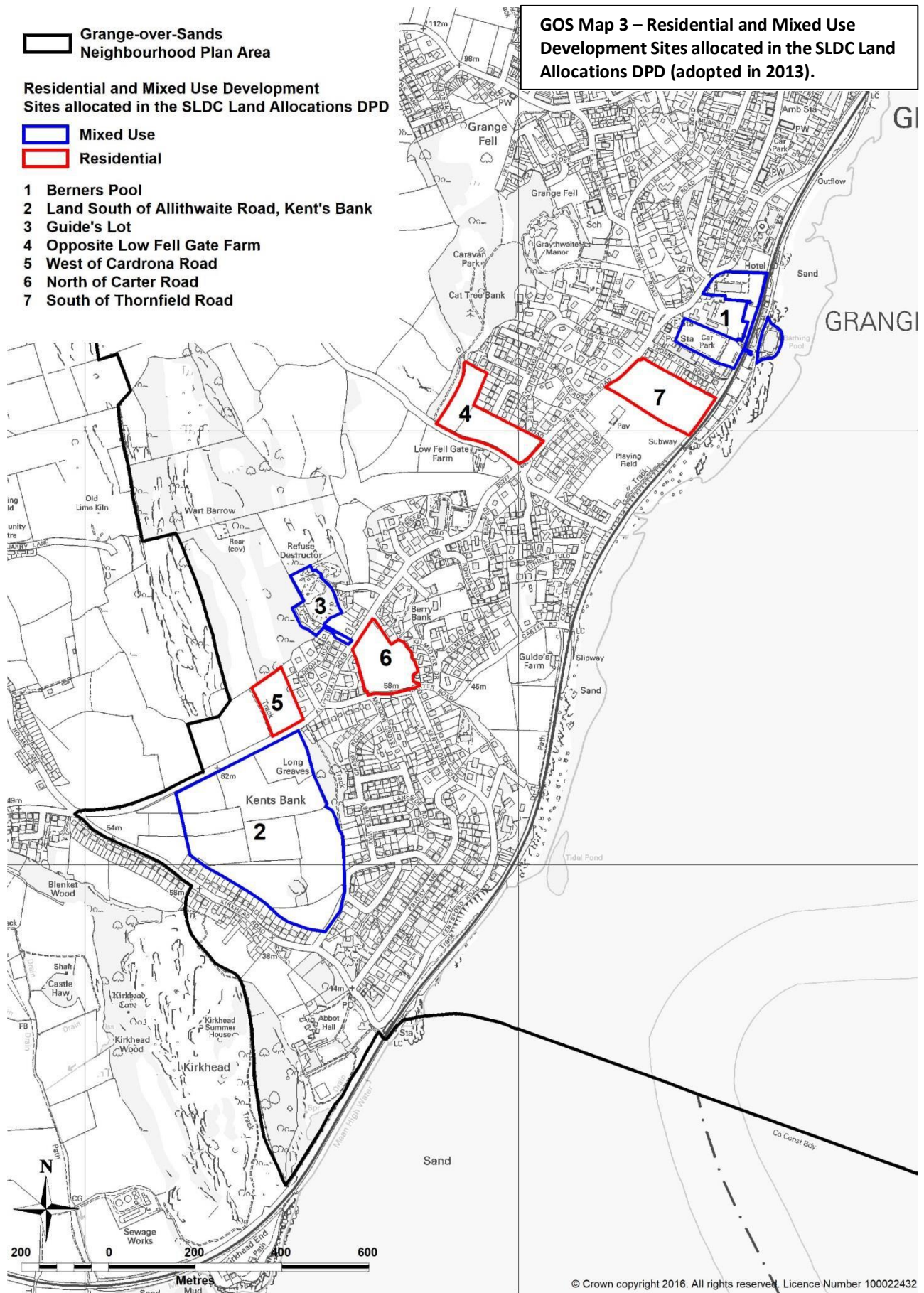
3 Local infrastructure

3.1 Housing

- 3.1.1 The South Lakeland (SLDC) Core Strategy⁶ sets a housing requirement of 673 dwellings (31 dwellings per annum) for Grange-over-Sands between the years 2003 – 2025, and SLDC’s Land Allocations DPD⁷ has identified sufficient land to meet these targets. 192 dwellings have been completed between 2003 - 2016. There are 66 dwellings permitted but not yet implemented. 66 dwellings on small sites are identified in South Lakeland’s trajectory and 29 dwellings are anticipated to come forward as windfalls.
- 3.1.2 As of March 2017, 459 dwellings are needed in Grange to meet the identified requirement.
- 3.1.3 This Neighbourhood Plan supports residential and mixed use development on the sites specified in the SLDC Land Allocations DPD (adopted in 2013). These are set out in **Table 3** and **Proposals Map GOS Map 3**. Development of these sites must conform to other statutory policies and those in this Plan.

⁶ SLDC Core Strategy adopted 2010

⁷ SLDC’s Land Allocations DPD adopted 2013



3.2 Economy and Regeneration

- 3.2.1 Grange-over-Sands is the Key Service Centre for both the Cartmel Peninsula and a significant area to the north within the Lake District National Park, providing shopping, primary education, employment, medical and professional services as well as being an important coastal heritage resort for visitors to Morecambe Bay.
- 3.2.2 SLDC Core Strategy Policy **CS4** sets the overall context for development in Grange-over-Sands. This seeks to make provision for moderate housing and employment development; regenerate the Berner's site; improve public transport; re-instate footbridges; protect the network of Green Infrastructure; promote the vitality of Grange town centre; and promote tourism.
- 3.2.3 The SLDC Core Strategy identifies 3ha of land in Grange-over-Sands for employment use.
- 3.2.4 There is an emphasis on increasing opportunities for start-up and growing businesses; safeguarding the role of the town centre for mixed use including new retail; creating spaces for local artists and crafters; and strengthening the tourism industry.
- 3.2.5 SLDC Core Strategy⁸ Policy **CS7.5** states that sustainable shopping and other town centre development of an appropriate scale will be supported, provided it respects the character of the centre and assists in maintaining the existing shopping function.
- 3.2.6 SLDC's Land Allocations DPD⁹ **Policy LA1.2** purpose is to maintain and enhance the vitality, viability and sustainability of the District's town centres including Grange-over-Sands and defines town centre, primary and secondary shopping frontage to be maintained mainly for retail use, a view strongly supported by this Neighbourhood Plan.
- 3.2.7 SLDC Core Strategy Policy **CS7.1** states that across the District about 4 hectares of employment land will be allocated per year during the lifespan of the strategy. Retail and other town centre development (e.g. office space and town centre residential) will be supported as will development that supports high value-added tourism.
- 3.2.8 To support the SLDC Core Strategy policies, three "mixed use" allocations have been identified in the SLDC Land Allocations DPD (see GOS Map 3) in Grange-over-Sands at:
- Berner's Pool
 - Land South of Allithwaite Road Kents Bank
 - Guide's Lot

3.3 Accessibility

- 3.3.1 The SLDC Core Strategy states the importance of improving public transport links, extending cycle routes, improving car and cycle facilities at the railway stations, and improving the pedestrian experience in the town centre.

3.4 Environment

- 3.4.1 The Parish benefits from a highly attractive natural landscape and the SLDC Core Strategy seeks to protect this. Green gaps are promoted to prevent the merging of settlements. SLDC Core Strategy Policy **CS8.1** states that green infrastructure will be incorporated into new developments and Policy **CS8.2** states that green gaps will be retained to maintain the character and identity of individual settlements. Policy **CS8.3** calls for all residents to have suitable access to parks and gardens, children's play areas, civic spaces and greenspace, with suitability defined by the distance from these facilities.

⁸ SLDC Core Strategy 2010

⁹ SLDC's Land Allocations DPD 2013

- 3.4.2 Within the SLDC's Land Allocations DPD, a green gap has been identified between Grange-over-Sands at Kents Bank and Allithwaite in order to retain the distinctive nature of the two settlements. Development within green gaps must adhere to strict criteria as set out in SLDC Core Strategy Policy **CS8.2**.
- 3.4.3 Access to the beach and foreshore of Morecambe Bay needs to be controlled to prevent habitat damage, while the impacts of climate change need to be prepared for: this includes mitigating flood risks in new developments.
- 3.4.4 In terms of the historic environment, conservation area management plans are detailed as a key mechanism for preserving and enhancing special areas. The siting, design, scale and materials of new development should be in keeping with the vernacular tradition of the existing landscape or townscape.

3.5 Flooding and Drainage

- 3.5.1 Grange-over-Sands lies mainly within Flood Zone 1 (low probability of tidal and fluvial flooding) as defined in the Environment Agency's Flood Map. Smaller areas are within Flood Zones 2 and 3 (i.e. medium and high probability of fluvial and tidal flooding).
In addition, some areas are vulnerable to flooding caused by surface water, ground water, springs and drainage issues during times of heavy rainfall.
- 3.5.2 The South Lakeland District Strategic Flood Risk Assessment (SFRA)¹⁰ identifies a series of Shoreline Management Plans (SMP's) to create policies which will ensure effective measures are in place to help minimise the effects of coastal erosion and tidal flooding. Grange-over-Sands is a significant urban area on the coast with a "hold the line" coastal management option to provide this defence and a second generation of SMPs are currently under development that will review future policy for coastline management in Grange-over-Sands.
- 3.5.3 Grange-over-Sands Town Council hold additional local, relevant and up to date details on land conditions and local flooding problems and can supply these on request.

3.6 Health and Wellbeing

- 3.6.1 The SLDC Core Strategy underlines the need to maintain and enhance existing sports and community facilities while providing further infrastructure as needed. Integrated health facilities are also supported, and this is already evident in Grange-over-Sands where the Berner's site incorporates a health facility into its regeneration plans.
- 3.6.2 SLDC Core Strategy Policy **CS9.1** pledges support for more sustainable settlements and communities with a rich and diverse community life.

¹⁰ South Lakeland District Strategic Flood Risk Assessment (SFRA) 2007

4 Grange-over-Sands Neighbourhood Plan Vision and Objectives

4.1 Challenges for Grange-over-Sands

Challenges

- A high number of residents need to travel out of Grange-over-Sands to access employment and services such as hospitals, secondary and tertiary education and petrol stations.
- Tourism is a fundamental part of the local economy, however increasing competition from elsewhere as well as the seasonal nature of tourism, means the town needs to continue to market its strengths.
- There is a higher-than-average population of older residents; and this is continuing to grow and will have a significant effect on a number of key services e.g. health and welfare, transport, and provision of care home places and extra care housing provision.
- There is a lack of affordable market housing, including rental accommodation, options for first time buyers, with second home ownership leading to higher prices and less availability of dwellings for those with local connections.
- The pedestrian experience and quality of the built environment has suffered as a result of the impact of greater car usage, and access into and through the town itself is limited due to the geography.

4.2 Vision for Grange-over-Sands

In consultation with the community the proposed Vision for Grange-over-Sands is as follows:

VISION

By 2027 Grange-over-Sands has built on its reputation as the retail, tourist and commercial hub of the Cartmel Peninsula and continues to be attractive and friendly, and a safe and interesting place to live, work and visit. New development has been well located and contributes a high standard of design. Connections between the town and the rest of the peninsula have been much improved. Green spaces have been protected and improved and there is enhanced provision for wildlife throughout the Parish.

4.3 Aims and Objectives

TRANSPORT & ACCESSIBILITY
AIM: To improve accessibility and connectivity to promote sustainability and safety
1. Ensure new developments, where possible and appropriate, improve existing links or provide new non-vehicular movement routes to link to key services. 2. Improve town centre safety and accessibility for non-car users and those with mobility problems. 3. Enhance public transport infrastructure and improve links between Grange-over-Sands and the principal Service Centres of Kendal, Ulverston and Lancaster as well as the surrounding villages.

ECONOMY
AIM: To support both existing businesses and retail outlets and encourage new business opportunities in Grange-over-Sands:
4. Ensure effective use is made of employment land and provide opportunities for start-up and growing businesses.

ENVIRONMENT
AIM: To preserve, safeguard and enhance the distinctive landscape and characteristics of Grange-over-Sands:
5. Conserve areas of local greenspace for use by the community. 6. Preserve and enhance the unique ornamental landscaping and planting within the public open spaces within the Conservation Areas. 7. Preserve the “gateway views” specific to Grange-over-Sands. 8. Conserve the specialist habitats created by the drystone walling in the NP area.

HOUSING
AIM: To provide a range of high quality and low-cost market homes that meet the needs of local people as well as current and future residents:
9. Provide an appropriate mix of low cost market housing in terms of size and affordability. 10. To provide extra care housing for the community of Grange-over-Sands. 11. Encourage developments that include distinctive local building design features and materials. 12. Minimize the risk of flooding related to new development.

5 Policies

5.1 Transport and Accessibility

5.1.1 Grange-over-Sands, as a place to shop and spend leisure time, has always been attractive. However, during engagement by the community in the Neighbourhood Plan process, 80% of respondents identified a high level of concern about the extra traffic that will be generated by the new housing developments using roads in the town that are already considered by people to be congested at busy times of the day.

5.1.2 Grange-over-Sands has not been designed for motor vehicles and it suffers from the problems of an older town, with too many cars in a space that hasn't been designed for them. In addition, there is a lack of safe alternatives which discourages people from walking, cycling or catching the bus.

5.1.3 Grange-over-Sands is served by two railway stations, one in the main town of Grange-over-Sands, and a second one at Kents Bank. They are located on the Furness Line from Barrow-in-Furness to Lancaster and are operated by Arriva Northern. The railway provides regular services to local towns as well as connecting to main line stations. It is well used for commuting to and from larger local service centres as well as by both tourists and residents to access the local area.

5.1.4 The need for improved pedestrian and cycle access into and around the town centre was cited as important in community consultation. Pedestrian/cycle links should be provided from the new housing estates being developed to link them with key facilities, such as shops, schools, medical and community facilities.

5.1.5 Safety of pedestrians and cyclists was also seen as an important issue, particularly around 'sensitive' areas such as schools. Part of the solution is to encourage people to use alternatives to the private car and so in negotiation with public transport operators and Cumbria County Council, and as a community aspiration, developers of major sites will be encouraged to contribute to the improvement of local movement routes, with the aim of providing good quality integration between modes of transport and services.

5.1.6 Wherever possible, developers will be encouraged to ensure design and layout of sites enables direct access to public transport.

5.1.7 This is in line with the SLDC Core Strategy policy **CS10** which provides for improved accessibility and improvements to public transport links between Grange-over-Sands and the surrounding area and improving the quality of the non-car environment.

5.1.8 The changes to be implemented must also address the issue of safety of all users but especially the needs of the vulnerable particularly people with disabilities and young children.

Such improvements have multiple benefits including:

- Providing genuine alternatives to the private car as a means of accessing key facilities and services
- A "joining up" of the two distinct shopping areas of the town
- Providing health benefits through increased walking and cycling and lower carbon emissions
- Providing a safer environment for the community of Grange-over-Sands.

5.1.9 In addition to the policies, there are a number of Community Aspirations which the residents identified as being important to them during the engagement process. These formed parts of the objectives but it is recognised that they cannot form formal policies in this Plan, which have to be directly related to land use issues.

Objective: TRANSPORT & ACCESSIBILITY

- 1 Ensure new developments, where possible and appropriate, improve existing links or provide new non-vehicular movement routes to link to key services.

Policy 1 – PUBLIC TRANSPORT AND CYCLE LINKS IN NEW DEVELOPMENTS

When submitting development proposals that would raise sustainable transport issues, applicants are required to demonstrate how their proposals provide:

- safe walking and cycle routes in the immediate area of the site, with consideration of access to key services and facilities, and to the countryside.
- provision of cycle parking.
- links with public transport.
- access to local facilities via convenient, direct paths suitable for those pushing a pushchair, in a wheelchair, walking with a stick or walking frame or using a mobility scooter.



Fig 6: use of combined movement routes

5.2 Justification for Policy:

- 5.2.1 For both pedestrians and cyclists, the Grange-over-Sands environment is noticeably poor and there is a strong sense that the car is the dominant feature, particularly on Kents Bank Road and Main Street. Improving linkages, infrastructure and the quality of the both the walking and the cycling environment are key priorities. Developing new links will make a real difference to how the town is perceived and used.
- 5.2.2 506 new dwellings are proposed for Grange-over-Sands in the South Lakeland Local Plan by 2025, and a further 224 in the villages to the west of Grange.
- 5.2.3 Although cars are essential for many people in rural areas, this Plan also seeks to address the challenges of congestion. Therefore, movement must be managed by optimising both access to and the provision of public transport, and encouraging walking and cycling, so as to reduce car journeys.
- 5.2.4 In order to achieve this aspiration, it is important that the community has access to public transport where ever possible.
- 5.2.5 This will, in turn, promote sustainable travel which is also important in relieving congestion and

parking problems identified in the residents' survey.

- 5.2.6 By requiring developers to consider how each development will link to public transport, Policy 1 promotes a safe, integrated and efficient transport system which reduces reliance on car use by promoting better use and integration of bus and train services, with the aim of encouraging more travel to / from work by public transport.

COMMUNITY ASPIRATION ONE

Objective: TRANSPORT & ACCESSIBILITY

- 2 Improve town centre safety and accessibility for non-car users and those with mobility problems.

5.3 Community Aspiration

- 5.3.1 In terms of trying to influence positively future patterns of movement into and around the town, the Neighbourhood Plan seeks to focus on making improvements for pedestrians and cyclists to encourage more walking and cycling from all the residential areas including new developments. Linking the new housing sites into the network of small walking routes and cycle ways will encourage less use of the car (cited as the most widely used form of transport for residents) and will also connect these areas and their residents to the wider community of Grange-over-Sands.
- 5.3.2 The recent expansion of caravan sites is also putting pressure on the road and travel infrastructure as more tourists are

accessing the peninsula for recreation and leisure. The Parish and surrounding countryside contains more than 12 holiday caravanning and camping sites, which provide an estimated 1000 bed nights throughout the season.

- 5.3.3 More journeys to the Primary School and to the shops within the town will occur from both within the parish and the outlying villages.

- 5.3.4 By encouraging new developments to include sustainable cycle and pedestrian routes as well as links to public transport as part of their planning process, there will be improvements to town centre safety as more people have access to alternatives to car use.

- 5.3.5 However, to further improve safety within the town centre, this objective will be met through discussion and liaison with the appropriate bodies to secure funding to drive this objective forward.

Objective: TRANSPORT & ACCESSIBILITY

3. Enhance public transport infrastructure and improve links between Grange-over-Sands and the principal Service Centres of Kendal, Ulverston and Lancaster as well as the surrounding villages.

Policy 2: PUBLIC TRANSPORT AND CYCLING INFRASTRUCTURE

- Developer contributions, in the form of planning obligations or CIL funding, will be used to fund improvements to public transport and cycling infrastructure.

5.4 Justification for Policy:

- 5.4.1 As a Key Service Centre, Grange-over-Sands needs to continue to have good public transport links to surrounding villages and towns. Whilst Grange-over-Sands is served by two railway stations and a reasonable bus service, it is a community aspiration for public transport to be improved as part of delivery of this Neighbourhood Plan, and this plan looks to developer contributions to help provide these improvements.
- 5.4.2 Developer contributions through CIL funding will be sought to part or fully fund projects and to lever in match funding from other sources such as Locally Important Project funding. This will be used to contribute to the improvement of local bus infrastructure, with the aim of providing good quality integration between both modes of transport and services. This will include improvements and additions to cycle parking and security at stations and elsewhere and improvements to bus shelters.

COMMUNITY ASPIRATION TWO

5.5 Community Aspiration

- 5.5.1 Most transport improvements within the Parish can come about only as a result of decisions and actions by other bodies, as Grange-over-Sands Town Council does not have direct responsibilities for transport projects. The Town Council will therefore consider how to work in partnership with others to improve sustainable transport.
- 5.5.2 The purpose of this aspiration is to achieve:
- a high-quality integrated transport system for the movement of residents, workers and visitors by public transport, walking, cycling and private vehicles, so facilitating access to jobs and services, and for the local movement of goods;
 - residents with a healthier lifestyle achieved through encouraging walking, cycling and

the use of public transport;
minimization of the length and number of motorised journeys, so reducing travel demand, congestion, road accidents and greenhouse gas emissions.

- Development proposals to improve public transport infrastructure will be strongly supported. In particular there will be support for the following improvements:
 - Improvements to and provision of additional cycle parking facilities at both Grange over Sands and Kents Bank railway stations
 - Improvements to bus shelters

5.6 Economy

Objective: ECONOMY

4. Ensure effective use is made of employment land and provide opportunities for start-up and growing businesses.

Policy 3: BUSINESS DEVELOPMENT

- This policy relates to all business proposals including Classes B1, B2, and B8 of the Town and Country Planning (Use Classes) Order 1987 and any subsequent amendments. It does not refer to main town centre uses as defined in the NPPF (see Glossary in Appendix 3).
- Proposals will be supported that provide new business development and enable the expansion and retention of existing local businesses provided this conforms to other statutory planning policies and does not harm living conditions or present a hazard to highway safety.

5.7 Justification for Policy

- 5.7.1 This policy relates to business and industrial development as defined in the Town and Country Planning (Use Classes) Order 1987 and not retail and other uses, which are defined as town centre uses in the NPPF and are uses more appropriate to the town centre. These are defined in the glossary in Appendix 3. The Core Strategy and SLDC Land Allocations DPD¹¹ provide policies relating to these other employment related uses.
- 5.7.2 Grange-over-Sands is the key service centre for The Cartmel Peninsula providing shopping, primary education, employment, medical and professional services.
- 5.7.3 The town centre is defined in SLDC's Land Allocations DPD as being from Hadwins Car Showroom (site of the new Booths Supermarket) along Main Street and Kents Bank Road as far as Devonshire Place. The central section is proposed as the Primary Retail Area and contains the primary retail frontages. Proposals map GOS map 4. The town centre is divided into 2 distinct areas separated by Crown Hill.
- 5.7.4 There are limited employment opportunities in the surrounding rural area and the large proportion of employment opportunities are further afield in Kendal and Barrow¹². Whilst there are opportunities to commute by non-car modes, inevitably, the majority of people working away from Grange-over-Sands will travel to work by car.
- 5.7.5 With a high commute-out figure there is a need to increase opportunities for start-up and growing businesses within Grange-over-Sands.
- 5.7.6 The improvement to local employment opportunities will not only provide employment, in particular the chance for local people to access jobs, but will ensure that these are sustainable in terms of the patterns of commuting that they generate.
- 5.7.7 SLDC Core Strategy¹³ Policy **CS7.2** states: *"Of the total employment land requirement of 60 hectares (across South Lakeland Local Planning Authority Area), 70% will be allocated for General B use and the*

¹¹ SLDC's Land Allocations DPD 2012

¹² Source Datashine

¹³ South Lakeland Core Strategy 2010

remaining 30% specifically allocated for high quality B1 employment uses.”

5.7.8 The SLDC Core Strategy identifies that priorities in South Lakeland include:

“Supporting the ability of ... Grange-over-Sands to accommodate employment”





- 5.7.9 Nationally there has been strong growth in self-employment and it is considered that, in order to grow medium and larger-sized businesses in and around Grange-over-Sands, it is necessary to nurture business start-ups.
- 5.7.10 Not all of these businesses will require employment space, as many people will work from home. However, for small start-up businesses, the ability to access workspace on flexible, 'easy-in, easy-out' terms help to provide the foundation to grow a business. The analysis in **Appendix 4** shows that Grange-over-Sands has a reasonably well-qualified workforce and this foundation creates the potential for new businesses to be started up by local residents who are keen to also work locally.
- 5.7.11 It is therefore important to ensure that employment land is used to meet local needs for a provision of a range of types and sizes of businesses to promote the vitality and viability of the town, including start-ups and micro businesses (a business of less than 10 employees).
- 5.7.12 This will also encourage younger people of working age to remain in the area rather than seeking work in the surrounding area or further afield.

5.8 Environment

Local Greenspace

- 5.8.1 A key objective of the Neighbourhood Plan is to retain the features that make Grange-over-Sands an attractive coastal town. The plan recognises the need to retain this and, where possible, to enhance the environment of the town.
- 5.8.2 SLDC Core Strategy¹⁴ states:
“Grange-over-Sands benefits from a highly attractive natural landscape and the SLDC Core Strategy seeks to protect this. Important open spaces include Park Road Gardens, the Promenade and Yew-barrow Wood”
- 5.8.3 In line with SLDC Core Strategy **Policies CS8.1, CS8.2, CS8.3a and CS8.3b**, as well as SLDC’s Land Allocations DPD¹⁵ **Policies LA1.9 and LA1.10**, the Neighbourhood Plan seeks to ensure that green infrastructure will be incorporated into new developments and green gaps will be retained to maintain the character and identity of individual settlements.
- 5.8.4 The Neighbourhood Plan seeks to make provision that enables all residents to have suitable access to parks and gardens, children’s play areas, civic spaces and greenspace.
- 5.8.5 In particular, the need to preserve the identity of Grange-over-Sands is important, with part of this being the retention of its special coastline and green spaces. These green areas help to retain the feel of a rural and coastal town and enhance the Conservation Area.
- 5.8.6 A large number of greenspaces was identified by the community and the Steering Group which are important to the community for their wildlife, their tranquillity, their recreational value etc. The majority of the greenspaces identified have a national designation or come under policies within the SLDC Land Allocations DPD 2012. It was considered appropriate to designate two further green spaces in this Plan.

Policy 4

Objective: ENVIRONMENT

5. Conserve areas of greenspace for use by the community.

Policy 4: PROTECTION OF LOCAL GREEN SPACE

The following areas as shown on **Proposals Maps 5, 6 & 7** are designated as a Local Green Space

- Land around the library as marked in green on the proposals map **GOS Map 6**
- Land south of Allithwaite Road as marked in green on the proposal map **GOS Map 7**

Proposals for built development on these Local Green Spaces will not be permitted unless it can be clearly demonstrated that it is required to enhance the role and function of the identified Local Green Space or it can be demonstrated that there are very special circumstances that outweigh the loss or damage to the green space.

5.9 Justification for Policy

- 5.9.1 Under the NPPF, neighbourhood plans have the opportunity to designate Local Green Spaces which are of particular importance to the local community. This will afford protection from development

¹⁴ South Lakeland Core Strategy 2013

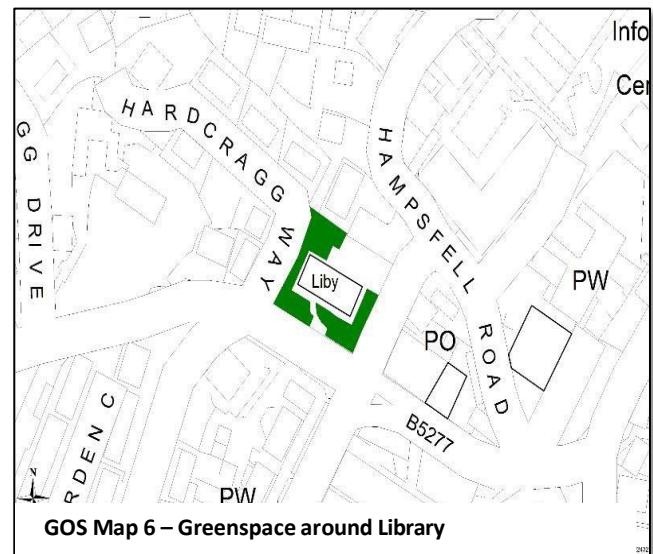
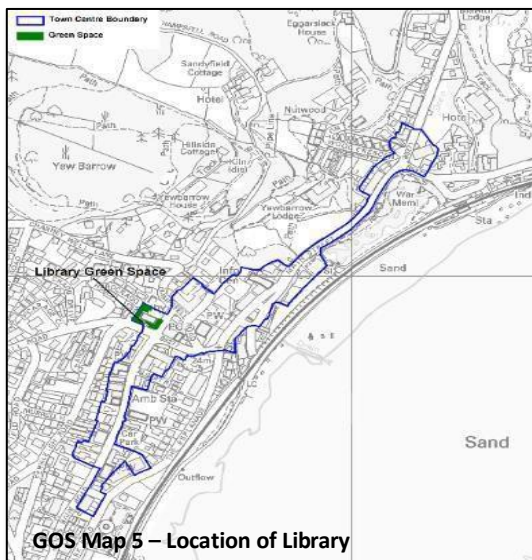
¹⁵ SLDC’s Land Allocations DPD

other than in very special circumstances. **Paragraph 77 of the NPPF** says that Local Green Spaces should only be designated:

- “where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.”

- 5.9.1 The consultation process has highlighted that one of the key features that contribute to the distinctive character of Grange is the substantial number of relatively small open green spaces dotted about the town with 94% of respondents citing publicly accessible green spaces as a contributing factor to their enjoyment of the town.
- 5.9.2 Protecting these spaces is therefore important to conserve the character of Grange-over-Sands and the majority are already protected by existing designations.
- 5.9.3 There are also other reasons why particular green spaces may be of value to the community of Grange-over-Sands: for example, for aesthetic reasons, recreational value, tranquillity, or as a tourist attraction.
- 5.9.4 The following areas of green space have been ranked as being of significant importance to the community of Grange-over-Sands and in need of protection and as meeting the criterion of greenspace designation as set out in the NPPF.

5.10 Library Grange-over-Sands:



- 5.10.1 The space around the Library shown in **Fig 8 and 9** and marked in **GOS map 5 and 6** is a space that has been constantly used by the community for recreation and leisure as well as a specific place on which to hold events, such as the “Rations and Remembrance” event to commemorate WW2
- 5.10.2 This space is also used by the local community to meet with friends, to picnic, to play and to enjoy the atmosphere of Grange-over-Sands
- 5.10.3 This policy therefore seeks to designate the area marked on the **proposals map GOS Map 6** as a new green space to be protected and incorporated within any future development of the site

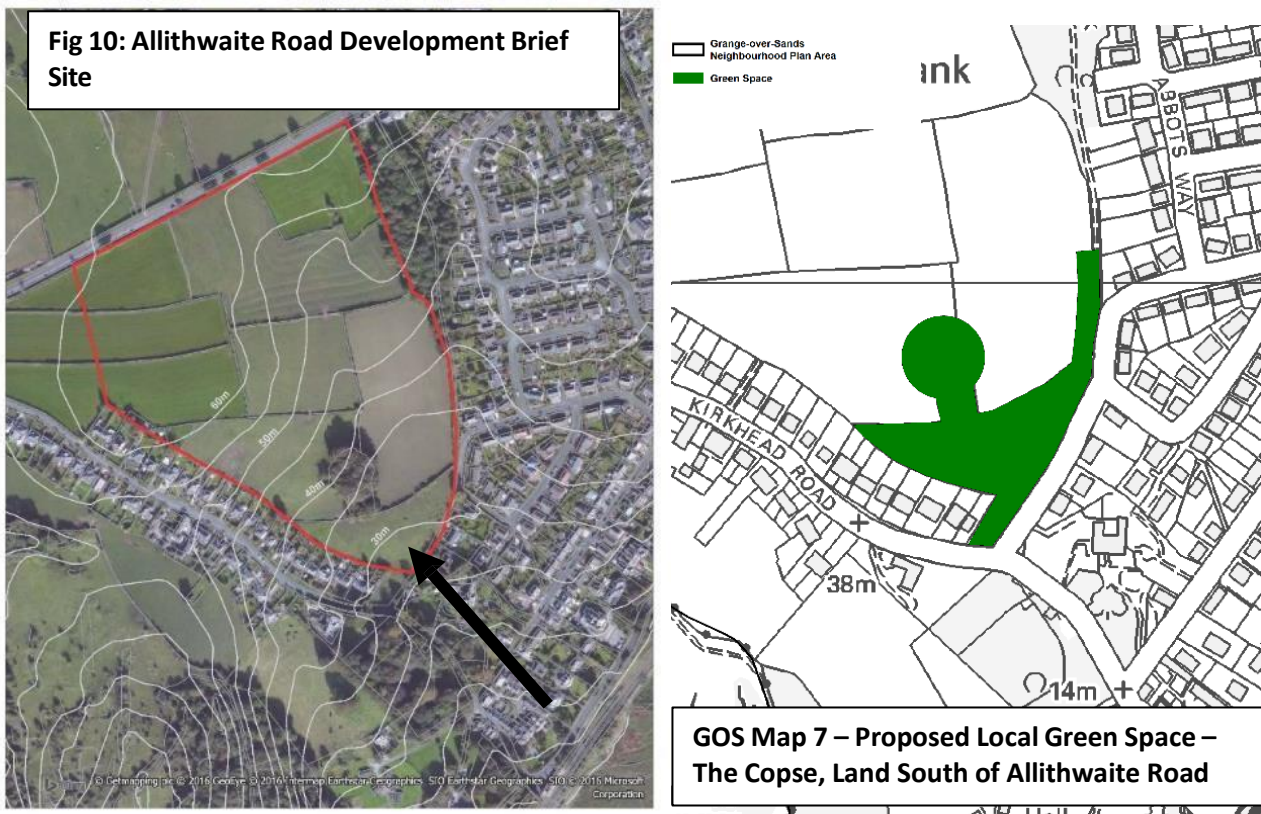
Figs 8 & 9: Land around Library



5.11 “The “Copse” on Land South of Allithwaite Road

- 5.11.1 The site allocated as “The Copse” and shown on **proposals map GOS Map 7** falls with the proposed development site Land South of Allithwaite Road¹⁶ (11 ha) allocated for 200 houses with some commercial development.
- 5.11.2 The site is subject to a Development Brief¹⁷ proposed by South Lakeland District Council in consultation with the local community and the developers.
- 5.11.3 With reference to the open space element of the Development Brief, SLDC Core Strategy **Policy CS8.3** has been employed to provide a basis for allocating open space within this development site, which is marked on the **proposals Map GOS Map 7**.

Fig 10: Allithwaite Road Development Brief Site



GOS Map 7 – Proposed Local Green Space – The Copse, Land South of Allithwaite Road

- 5.11.4 The Ecological survey¹⁸ undertaken by SLDC to

¹⁶ SLDC’s Land Allocations DPD Policy LA3.2

¹⁷ Land South of Allithwaite Rd Development Brief adopted 23/11/16

¹⁸ Ecological Advice South of Allithwaite Road, Kents Bank 2016

support the Development brief for this site identifies this proposed Local Green Space as:

- “essentially an outlier of Long Greaves Wood being the same semi-natural deciduous woodland, which like Long Greaves Wood, is situated on limestone pavement” as in **Fig 11**



- 5.11.5 The ground flora is also reputed to contain yellow-star of Bethlehem (locally scarce plant species). Adjacent to the copse, would appear to be a small enclosure, bound by a hedge that is now a line of trees.
- 5.11.6 Because there is a bridleway along one of the longer edges, local walkers observe, experience and appreciate the wildlife at close quarters, and share it with their children and visitors (Fig 13); it is the only place in Kents Bank where this is possible. It is not uncommon to see deer passing through, or to see bats at dusk, and there is a wide variety of birds to spot including raptors hunting near the copse. There is a badgers' rake (permanent trodden route) (Fig 12) across part of it, which is also used by foxes, and badger activity is visible in the adjacent back gardens.



- 5.11.7 The site also contains several short sections of dry stone wall and a small area of scrub approximately 40m west of Long Greaves Wood in the northwest part of the site where the underlying limestone emerges. It is an important feature in the local landscape (particularly in this part of Kents Bank). This area includes a more recent tree lined enclosure, which at first glance appears to be part of the wood. The wood and pavement have geological / ecological, conservation value. It is located centrally within the southern part of the site.
- 5.11.8 The Ecological Advice Report also identifies that this area is used by key species including protected species, probably supporting roosting and foraging bat.
- 5.11.9 The proposed green space is at present special to the community as it provides the following:
- It provides an undisturbed wildlife corridor from Wartbarrow (SSSI) through Long Greaves Wood to Kirkhead (County Wildlife Site), contributing greatly to the richness of wildlife in the area
 - It provides a calm, tranquil area within what is a built-up area
 - The geological value of the limestone pavement is significant as it typifies the geology of the surrounding countryside.
- 5.11.10 The use of this space as greenspace is supported not just by local residents, but also Grange Town Council, South Lakeland District Council and Cumbria County Council.
- 5.11.11 Residents' responses to the two Public Consultations on the Development Brief held in 2016 show how the public and Grange Town Council value the space. There were 54 written responses from the public, of which 38 responses mention various combinations of tranquil atmosphere / retaining green space and trees/landscape features / protecting wildlife - ten of those very specifically valuing the existing wildlife corridor, some even describing or drawing maps of the area to be protected.
- 5.11.12 During the SLDC Issues and Options consultation process towards the preparation of the Development Brief for this site, feedback demonstrated that people felt it was essential that development of the site is informed by and is sympathetic to, the sites landscape character and its existing built and natural features. Feedback suggests that the site is also well-used by local wildlife.
- 5.11.13 South Lakeland Development Brief within its Landscape / Green Infrastructure Framework requirements proposes the following guidance for this site:
"The Copse should be retained in its entirety and protected during and post development by the creation of a buffer zone. Post development the buffer should be a mix of open space and new planting incorporating small copses of trees and scrub"
- 5.11.14 This Neighbourhood Plan seeks to strengthen this by designating this area as Local Green Space.
- 5.11.15 Additional information supporting designation of this area as Local Green Space is given at **Appendix 5**.

Policy 5

Objective: ENVIRONMENT

6. Conserve and enhance the unique ornamental landscaping and planting within the Conservation Area.

Policy 5: CONSERVATION OF HISTORIC ORNAMENTAL PLANTING IN THE CONSERVATION AREA

- New development within the Conservation Area as shown on **Proposals Map GOS Map 10**, will be expected to conserve and enhance the historic and ornamental planting by:
 - ensuring that any new planting as part of new development within the area is in keeping with the existing schemes; and
 - ensuring that any loss of existing planting is mitigated against by the re-provision of planting to at least the same scale and quality, on-site or elsewhere in the Conservation Area.
- Proposals to enhance these areas with new planting which is in keeping with existing schemes will be fully supported.

5.12 Justification for Policy

- 5.12.1 The long history of Grange-over-Sands shows its development from a 15th century grain stowage area, to its present day as a town attractive to older people and as a tourist resort.
- 5.12.2 Grange has been aptly referred to as the “Jewel of the Bay” with its mile-long promenade bordered by flowers and shrubs, and the attractive ornamental gardens and lake. The promenade is flanked by borders of carefully tended plants and rare trees and there are many beautiful gardens planted around the town itself.
- 5.12.3 One of the ways in which Grange-over-Sands maintains its tranquility is by successfully promoting an air of traditional charm and it is well able to meet the present-day requirements of the discerning visitor through its street scene trees and planting, and mature specimen trees.
- 5.12.4 Within the Conservation Area, shown on **Proposals map GOS Map 10 (pg 45)**, the trees and bushes planted follow traditional planting schemes and species and it is important to maintain this historic feel by ensuring that any development that takes place within the conservation area of the town continues to add to the ambience by following these traditions.



Fig 15: The Bandstand with ornamental planting

Policy 6

Objectives: ENVIRONMENT

7. Protect the “gateway views” specific to Grange-over-Sands.

Policy 6: CONSERVING GATEWAY VIEWS

- Any development must maintain the local character of the landscape and, in particular, not cause any loss or diminution from intrusive development of the following gateway views, as shown on the **Proposals Map GOS Map 8**, which provide ‘gateway’ views over Morecambe Bay and other open spaces of value to the community:
 - View from Grange Fell Road to Morecambe Bay (A)
 - View from Lindale Rd along the Grange-over-Sands coast line (B).

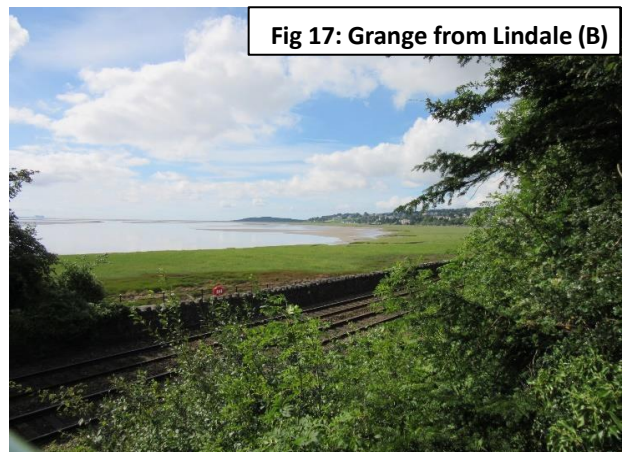
5.13 Justification for Policy

- 5.13.1 Set in the Morecambe Bay area of The Cartmel Peninsula, Grange-over-Sands enjoys numerous exceptional views of both the Bay and the surrounding countryside. This is one of the main reasons for the thriving tourist industry which has grown up in and around the town.
- 5.13.2 Despite this, there are no strategic views protected under the South Lakeland Local Plan.
- 5.13.3 There are, however, two views in particular that create a “gateway” into Grange-over-Sands. One is from the top of Grange Fell Road-View A (**fig 16** below) and the second is from the road into Grange-over-Sands from Lindale-View B (**fig 17** below). **Proposals Map GOS Map 8** shows the location of these viewpoints.

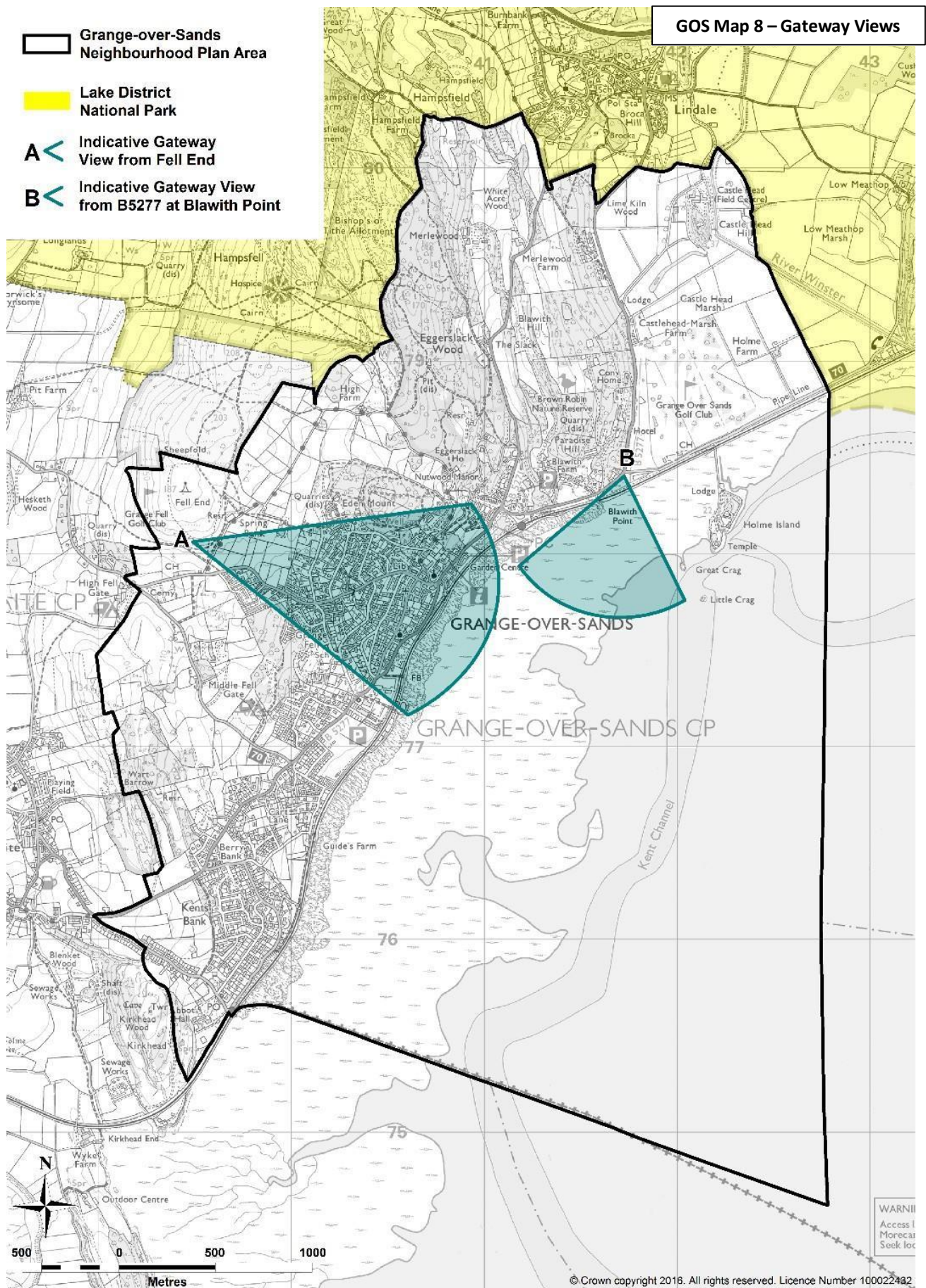
Fig 16: top of Grange Fell Rd (A)



Fig 17: Grange from Lindale (B)



- 5.13.4 In both instances, the view of the Bay is the first one the tourist has of Grange-over-Sands when arriving from the east and west, as such it provides the “sense of arrival” which accompanies such a journey.
- 5.13.5 These two views as indicated on the **proposals map GOS Map 8** are considered to be important views by the community. Grange Fell Road is featured in the well-respected “Outlying Fells” book by Wainwright, who starts one of his famous walks at Grange Fell Road, citing the route as being “a walk of magnificent views” and the view from this location as the main reason for undertaking this particular route.
- 5.13.6 The view of Grange-over-Sands from Lindale Rd provides both the resident and the tourist travelling from the north with a first view of the Bay that is so distinctive of the character of Grange-over-Sands. It is also the only place where a view is possible of the “sweep” of the Bay.
- 5.13.7 Therefore, this policy calls for a protection against intrusion on these two gateway views that characterise Grange-over-Sands and form part of the landscape heritage and give such a distinctive arrival to the town.



Policy 7

Objectives: ENVIRONMENT

8. Conserve the specialist habitats created by the drystone walling in the NP area.

Policy 7: CONSERVATION OF DRY STONE WALLS

- Development that results in significant loss of dry-stone walls will be resisted unless it can be demonstrated it is necessary to provide essential facilities for agricultural or other use appropriate to the rural area. In some cases it may be possible to overcome these concerns by mitigation measures including the provision of new dry-stone walls that relate to the landscape character.
- Development that provides new dry-stone walls will be encouraged subject to conformity with other statutory planning policies.

5.14 Justification for Policy

5.14.1 Drystone walls in Grange-over-Sands Parish are an integral and important part of the landscape character, defining road, garden and farm field boundaries. They are a combination of field stone and quarried limestone, local limestone being historically the predominant building material in the locality. Drystone walls are particularly valuable to Grange-over-Sands Parish for several reasons apart from their traditional and continuing use for stock control:

- landscape character and historic character
- biodiversity preservation and development
- tourism amenity.

5.14.2 The walls are mostly visible in the patchwork of traditional small farm fields between the development boundary and the open fell ridge above the town which runs from Fell End to Hampsfield Fell, though many of the older houses and roads have drystone boundary walls as well. The area of farm fields is immediately adjacent to the Lake District National Park - the Park boundary runs through the dip between Fell End and Hampsfield Fell. The parish is next to a landscape of high sensitivity which shares its composition of drystone wall field boundaries and attractive scenic qualities. There are significant views from within the Park over the fields, Grange-over-Sands township, the River Kent estuary as well as Arnsdale & Silverdale AONB beyond.

5.14.3 The Parish's drystone walls are a key component of the ecology of the area, providing wildlife corridors, feeding, breeding and overwintering habitat. They are particularly crucial because:

- local woodlands are separated from each other by houses, fields and fells, which would isolate vulnerable species if the intervening walls were removed

- much local farmland is improved grassland, where the only supportive areas are the wildlife strips along the field boundaries
- hedgerows, ancient or otherwise, are relatively scarce in some parts of the Parish, so drystone walls are the main alternative for supporting key species.

- 5.14.4 Our drystone walls support the development of linear woody scrub, including blackthorn, hawthorn, willow, holly, bramble and lengths of mature ivy. The walls themselves and the accompanying scrub provide feeding, breeding and overwintering sites for local birds, mammals, invertebrates and insects.
- 5.14.5 Locally dry stone walls support or provide dispersal corridors for populations of UK BAP reptile species¹⁹, including *bufo bufo* (common toad) *zootoca vivipara* (common lizard), *Natrix natrix* (grass snake) and *anguis fragilis* (slow worm).
- 5.14.6 Mature ivy on drystone walls is particularly valuable for producing nectar and fruit well into the autumn for pollinating insects. The nationally scarce snail *vertigo alpestris* is found under ivy on old limestone walls; its British distribution centres on the limestone country of Morecambe Bay, with several sites known around Grange-over-Sands. Ivy is also habitat for beetles, which live in the old dead wood.
- 5.14.7 It is therefore important that any future development respects this unique and characteristic environment and that the network of green infrastructure and important environmental characteristics such as the numerous dry stone walls are protected.



Figs 18 & 19: dry stone wall in GOS

- 5.14.8 Dry stone walls that are reduced either in height or length lose their more sheltered spaces and their habitat value is considerably reduced.
- 5.14.9 It is therefore imperative that any potential harm to this fragile eco structure arising from proposed development, including caravan parks, is, where possible, avoided. Well-designed developments should be able to properly establish the location of these important dry-stone walls so that development does not impact on these.



Fig 20 & 21: Wildlife in dry stone walls

¹⁹ Dry Sone Walling Association of Great Britain

5.15 Housing

Background

- 5.15.1 The challenge for this Neighbourhood Plan is ensuring that developments in Grange-over-Sands are sustainable whilst encouraging creativity in design and also meeting local needs in the type, mix and design of housing. There is the need to address the challenge of how to integrate the relatively high number of new houses into the existing fabric and services of the town.
- 5.15.2 Local people have previously been opposed to further development in the town because the design of schemes proposed have been incongruous with their wider setting.
- 5.15.3 The Neighbourhood Plan process has enabled the community to identify ways in which development could take place that would enhance the environment rather than diminish it.
- 5.15.4 The following is a summary of the key local housing evidence for South Lakeland District Council and the main evidence base for this Neighbourhood Plan in terms of housing:
- a. Council Plan 2014-2019 Updated February 2016
 - b. South Lakeland Housing Strategy (SLHS) 2016-2025:
 - c. South Lakeland District Council Housing Position Report, March 2015
 - d. Emerging 2017 South Lakeland District Council Strategic Housing Market Assessment (SHMA)
 - e. Older Persons' Housing Strategy (jointly with Eden District Council), 2012-2017
 - f. Cumbria Extra Care Housing and Supported Living Strategy (2016-2025).
- 5.15.5 The emerging South Lakeland District Council (SLDC) Strategic Housing Market Assessment, 2017 is the latest version of the SHMA. Over the next few decades, the age profile of residents in South Lakeland is forecasted to age significantly.
- 5.15.6 Addressing the accommodation requirements of older people is predicted to become a major strategic challenge for South Lakeland District Council over the next few decades, with the number of residents aged 65 or over expected to increase. Between the 2001 census and the 2011 census²⁰, there was an identified and significant demographic shift with both the number and proportion of older people. Overall the number of people aged 65 and over is projected to increase by 23.7% (or by 6,005) by 2021; and the number of 85+ residents is expected to increase by 28.3% (or by 2,097) by 2021. **Appendix 4** has further demographic data.
- 5.15.7 Cumbria County Council Draft Extra Care Housing and Supported Living Strategy²¹ identifies the need for extra care housing within the South Lakeland District as 700 by 2025.
- 5.15.8 This Neighbourhood Plan therefore also seeks to address the needs of extra care housing to be provided in association with new developments to help meet the assessed need within the plan area.

²⁰ ONS Census data 2001 / 2011

²¹ Cumbria County Council Draft Extra Care and Supported Living Strategy 2015 – 2025 (Mar 2012)

Table 2 -

Net annual affordable housing requirements by sub area, market area, property size and designation (general needs / older persons) 2014/15 to 2018/19 ²²

Housing Market Area	General		Older	
	Smaller 1 / 2 bedroom	Larger 3 + bedroom	1 / 2 bedroom	TOTAL
Cartmel Peninsula	51	16	5	72

There are a number of allocated sites identified within the Plan area and they are identified and set out below ²³:

Site Allocations:

- **Berner's site:** 1.87 ha.
- **Kents Bank south of Allithwaite Road:** 11.2 ha site
- **Guide's Lot, Allithwaite Road:** 1.15 ha site.
- **Land opposite Low Fell Gate Farm:** 2.04 ha site
- **West of Cardrona Road:** 1.02 ha site.
- **North of Carter Road:** 1.68 ha site
- **South of Thornfield Road:** 2.16 ha site.

The development progress of the above sites is shown in **table 3** below:

Table 3 -

Housing Allocations Progress in Grange-over-Sands (as at 31st March 2017) ²⁴

Target	
Grange-over-Sands indicative Requirement (based on apportionment of Core Strategy target by settlement)	673
Completions between 2003-2017	214
<i>Remaining Target at</i>	459
Future Supply as calculated at 31 st March 2017:	
Small sites under construction	15
Permitted small sites, not yet commenced (with a 20% discount on total figure for assumed non-completions)	10
SHLAA small sites	22
Windfall assumption	49
Remaining capacity of allocated sites under construction: Thornfield Road: 64 Carter Road: 16	80
Remaining capacity of allocations without permission: Mixed Use South of Allithwaite Road: 202 Guide's Lot: 16 Low Fell gate Farm: 46 Cardrona Road: 28 Berner's Pool (remaining part): 40 (Capacity 103)	332
Total Supply	508

²² South Lakeland District Council (SLDC) Strategic Housing Market Assessment, 2017

²³ South Lakeland District Council (SLDC) Land Allocations – December 2013

²⁴ SLDC 5 Year Supply, 2015 Deliverable Housing Site Allocations / South Lakeland Housing Availability Schedule, March 2017.

- 5.15.9 With several large housing sites recently having been granted permission and their impact on infrastructure needing to be assimilated into the town, as well as several in the pipeline, the Neighbourhood Plan does not consider it appropriate to allocate further sites for housing development. Any further new housing development should be restricted to infill development within the development boundary of the town as set out in SLDC's Local Plan, or exception sites.
- 5.15.10 Two particular issues of concern to the community are the quality of design of new housing and a need for a greater mix of housing particularly for 1 / 2 bed properties which meet the needs of first time buyers and older people in terms of design and the ability to purchase them.

Objective: HOUSING

9. Provide an appropriate mix of low cost market housing in terms of size and affordability.

Policy 8 Market Housing Mix

- All developments of 25 or more (excluding extra care schemes), where possible, should provide a minimum of 40% - 45% of these units as one or two bed houses or bungalows unless evidence through a local needs housing survey or an updated SLDC Strategic Housing Market Assessment is produced at the time of application that market need is different.
- The provision of one / two-bedroom dwellings should not normally be provided through flats or apartments unless it can be shown, with viable evidence, that the market need is different.
- The design and layout of new housing should be inclusive and maximise access opportunities for all the community, particularly disabled people, older people and families with small children.

5.16 Justification for Policy

- 5.16.1 Although there is a large amount of housing in the planning pipeline in Grange-over-Sands as at mid-2016, which is expected to address the majority of needs over the plan period, there will still be other housing developments that come forward within the settlement boundary of the town, as identified in the SLDC Local Plan. It is considered that this growth should, alongside the growth in the planning pipeline, address the needs of the community of Grange-over-Sands.
- 5.16.2 The parish is home to 4,114 people in 2,091 dwellings with an average occupancy of 1.9 people per dwelling.
- 5.16.3 Policy **CS6.2** of the SLDC Local Plan states²⁵:
- Dwelling mix and type:** *"This policy seeks to ensure that new developments offer a range of housing sizes and types, taking account of the housing requirement of different groups of society, including the need to deliver low cost market housing as part of the overall housing mix. It also sets out that all new housing should be easily adaptable for everyone, from young families to older people and individuals with a temporary or permanent physical impairment"*
- 5.16.4 Market housing need. The evidence from the GOS engagement and consultation events, coupled with research amongst local estate agents (**Appendix 6**), was that the community considers there is a need for a greater number of 1 / 2 bedroom properties in GOS, for first time buyers and those wishing to downsize. This above policy sets out that SLDC will consider the appropriateness of allocating sites in every community in the Plan area to ensure the delivery of low cost market housing which meets local need.
- 5.16.5 According to the 1979-2016 CACI report, Grange over Sands attracts a high number of "Affluent Achievers" (55.7%)²⁶. However, the large majority of this percentage fall within the "retired" demographic. Therefore, in order to keep the community thriving and vibrant, it is necessary to attract a

²⁵ SLDC Local Plan

²⁶ 1979-2016 CACI Paycheck Data

younger demographic to the area. The mean figure for household income in the Cartmel Peninsula housing market (**Appendix 6**) area is £37,736 per annum however the median figure for the same area is only £31,222 and the lower quartile earning an average £17,720 showing that over 50% of the working population are earning substantially less than the average salary for the area.

- 5.16.6 In particular, first-time buyers struggle to access housing at current property prices. The CACI 2016 report also shows that the average house value in 2016 in the Cartmel Peninsula Housing Market Area was £264,890.
- 5.16.7 Based on the CACI 2016 affordability ratio (house price/household income) the average buyer would need to borrow 7.1 times their salary to buy a home in Grange over Sands.
- 5.16.8 Flats are significantly cheaper, however, research with local estate agents has demonstrated that the supply of flats is adequate, and more flats is not what the market wants or needs, and such properties are remaining unsold on the estate agent's books. Such dwellings are less attractive to both house buyers and housebuilders in non-urban locations when compared to bungalows, terraced, semi-detached or detached houses.
- 5.16.9 Added to the fact that Grange-over-Sands has a smaller than average working age population, people are having to move away to access work and suitable housing accommodation. The Neighbourhood Plan seeks to tackle this issue of low cost market housing by ensuring a mix of dwelling sizes are provided to help both first time buyers and those seeking to downsize.
- 5.16.10 One aspect of the difficulty for first-time buyers in accessing housing in Grange-over-Sands raised by the community is the limited number of 1 / 2 bedrooomed houses which are at a price first time buyers can afford, when compared to demand. The limited number of these type of properties suggests that the supply of them needs to be increased.
- 5.16.11 There is also an identified significant demographic shift with both the number and proportion of older people in the South Lakeland District. The number of people aged 65 and over is projected to increase by 23.7% (or by 6,005) by 2021; and the number of 85+ residents is expected to increase by 28.3% (or by 2,097) by 2021²⁷. In Grange-over-Sands the age profile is significantly older than that of South Lakeland and Cumbria (**Appendix 4**).
- 5.16.12 The Neighbourhood Plan engagement process has shown that a significant number of people would like to downsize from larger 4 / 5 bedroom properties to ones that are more easily manageable. This also serves to free up existing family housing which many older people, who wish to stay living in their community, feel compelled to stay in because of a lack of choice of appropriate properties.
- 5.16.13 It is therefore important that the supply of 1 / 2 bedroom bungalows and houses is increased in Grange-over-Sands. To achieve this, Policy 7 states that on sites of 25 units or more, then at least 40% of these should be one/two-bed properties. By way of example, in the case of a 25-unit scheme, the requirement would be to provide nine one-or two-bed properties.
- 5.16.14 Although the number of properties offering 1 / 2 bedrooms needs to increase in Grange-over-Sands, it is also recognised that the quality of home and the space available should not be compromised.

²⁷ POPPI 2015 (Projecting Older People Population Information System)

Grange over Sands Current Housing Needs Questionnaire

The smallest group of buyers currently is single people and first time buyers

Recently there has been a noticeable increase in the number of second homes/holiday let buyers

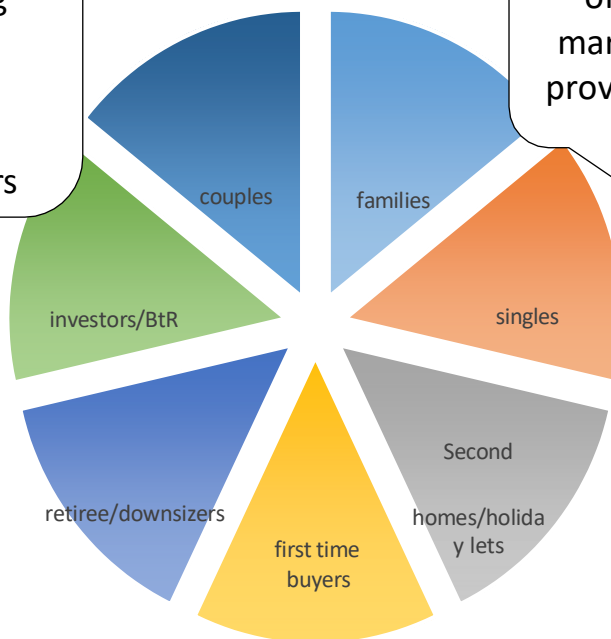
Sheltered apartments are proving slow to sell due to high service charges

The recently built affordable market housing has greatly improved the situation for first time buyers

There is a surplus of flats on the market which are proving hard to sell

There is a lack of ground floor flats or bungalows for older people to downsize

There is a shortage 2/3 bed houses to buy or rent



Who is looking to buy housing in Grange over Sands

The most active price range is currently £150-250,000

The least active price range is currently over £300,000

Objectives: HOUSING

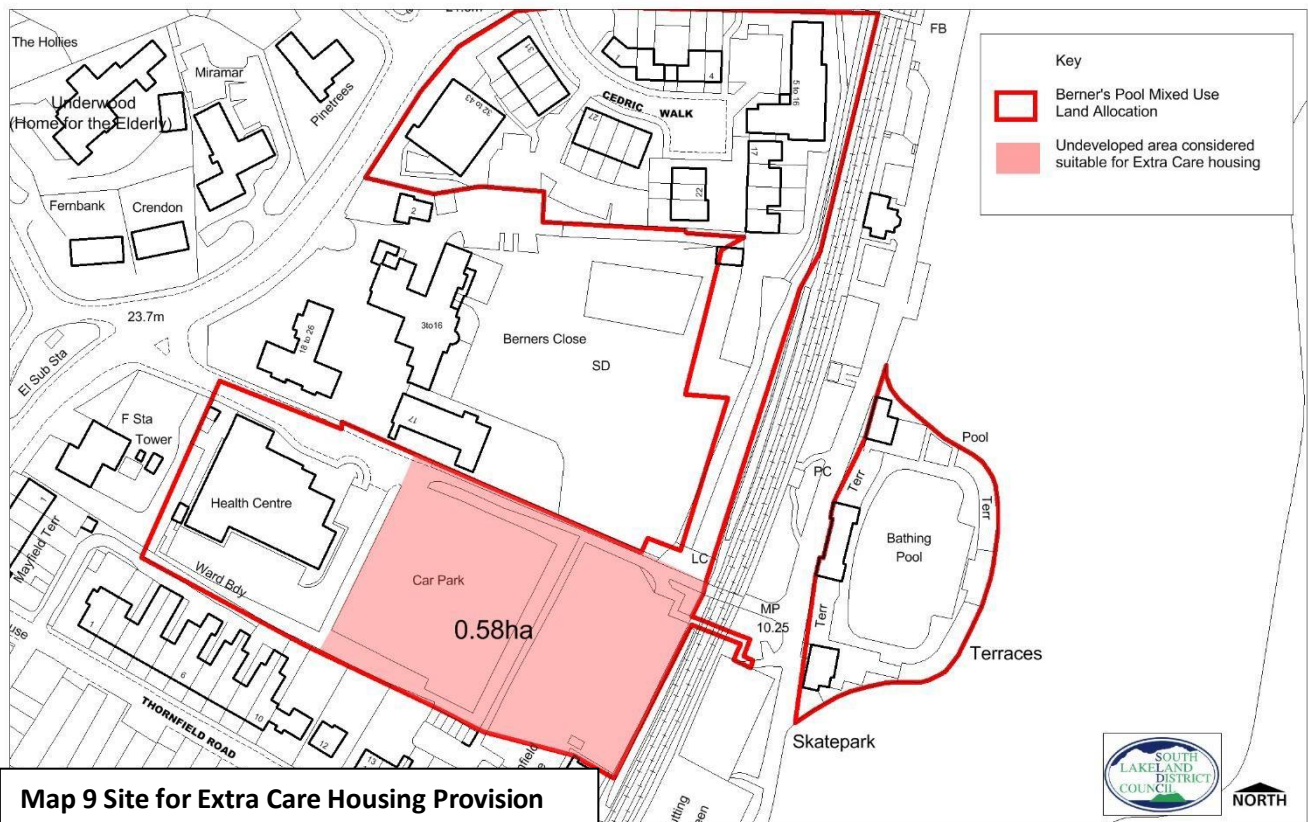
10. To provide extra care housing for the community of Grange-over-Sands.

Policy 9: EXTRA CARE HOUSING PROVISION

- The preferred use for the Berners Pool Mixed Use Site, as allocated in the SLDC Land Allocations DPD 2013, and shown on GOS Map 9 shall be for Extra Care Housing (as defined in the Glossary on page 50), subject to viability considerations. Extra Care Housing is also encouraged on other sites that are considered appropriate for residential development and provide acceptable links to services and infrastructure.

5.17 Justification for Policy

5.17.1 One of the issues commonly arising from an ageing population profile (such as that in Grange-over-Sands) is the need for professional care for the elderly. In Grange-over-Sands this was borne out during engagement with the community on the preparation of the Neighbourhood Plan, with many people citing the need for extra care provision within the town, alongside other homes suitable for the needs of older people.

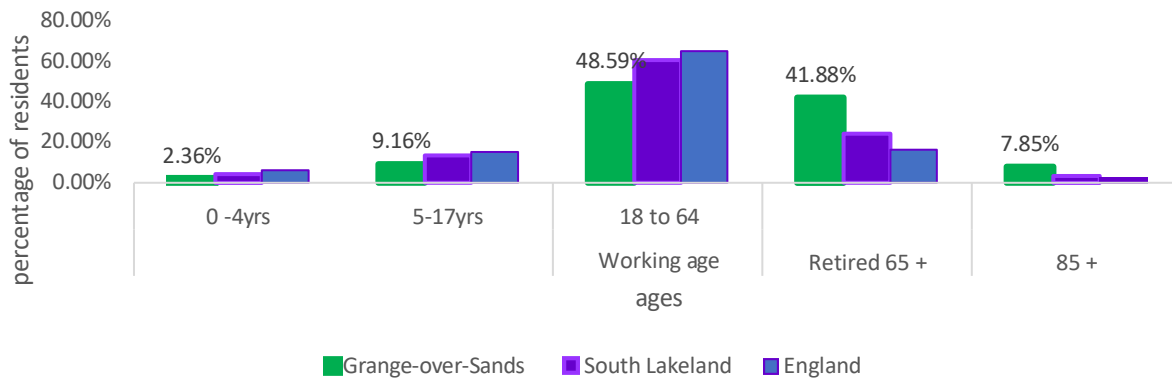


5.17.2 The policy of the Adult Social Care Services in South Lakeland is focused on supporting people to remain at home for as long as possible, with admission to a care home as a very last resort²⁸.

5.17.3 As identified previously, and demonstrated by graph at Fig 22, Grange-over-Sands has an older population which is significantly higher than both that of South Lakeland and nationally.

²⁸ Cumbria County Council Adult Social Care in South Lakes District Plan 2012-14

Fig 22: Age Profile of Grange over Sands



- 5.17.4 The Cumbria Extra Care Housing and Supported Living Strategy 2016-2025²⁹ sets out a predicted shortfall in extra care provision of 500 units in South Lakeland by 2025. Work by the County Council and South Lakeland District Council to disaggregate this district wide figure to housing market area level is currently concluding, and is indicating a shortfall of 93 units in the Cartmel Peninsula housing market area, which covers Grange-over-Sands, Cartmel, Holker and Staveley-in-Cartmel.
- 5.17.5 The site is owned by South Lakeland District Council and is allocated in SLDC's Land Allocations DPD for mixed use development including housing, health care, open space and other appropriate uses including employment and leisure, **Policy LA3.1**. Extra care housing is therefore compatible with the current allocation covering the site and would be supported by the Council's existing development plan framework.
- 5.17.6 It is the intention of Policy 9 therefore to enhance SLDC Policy LA3.1 by supporting extra care development on this site.
- 5.17.7 The current position in Grange-over-Sands is a range of care provision i.e. care homes and nursing care homes only. It has been realised through the work on the Neighbourhood Plan, as being insufficient to support the growing ageing population over the plan period.
- 5.17.8 There is interest in making additional extra care housing provision in Grange-over-Sands as part of developments that might come forward. Provision within Grange-over-Sands will not only address these needs but will provide new jobs in the Parish, a key component of this Neighbourhood Plan.
- 5.17.9 The site at Berner's Pool, excluding the Lido site, provides the ideal location for this as it has many advantages for people who would live here:
- It is within easy walking distance of Grange-over-Sands Town Centre, a key component of Policy 1 and on the local circular bus route connecting to the main bus service into Kendal and Barrow, for Westmorland General Hospital and Furness General Hospital (Policy 2)
 - With easy links to the town centre, local people moving to this facility will be enabled to maintain their social networks and support, particularly if they move from other properties in Grange
 - In addition, the site (excluding the Lido site) is adjacent to an accessible, level, traffic-free route along the Promenade to the railway station and the shops, the ornamental gardens and cafes at the Yewbarrow Terrace end of town. This would enable ease of access for those with mobility scooters, walking aids or limited walking ability
 - The proposed site at Berner's Pool is also a short, level walk to Kents Bank Rd for daily shopping needs, churches, cafes, convenience foods, hairdressers and chemists
 - The wider allocated site includes a recently developed Medical Centre, which provides easy access

²⁹ Cumbria County Council Extra Care Housing and Supported Living Strategy 2016 - 2025

to key health services.

Objective: HOUSING

11. Encourage developments that include distinctive local building design features and materials.

Policy 10: GENERAL DESIGN OF RESIDENTIAL DEVELOPMENT

- Proposals for residential development and conversions within the settlement boundary, will be expected to be in general compliance with the Grange-over-Sands Housing Design Guide (**Appendix 7**), unless protections for the Historic Environment set out in other policies of the statutory development plan would be compromised:
- In particular, proposals will need to comply with the following specific local characteristics, and they must:
 - be proportionate to the scale, layout and character of surrounding buildings
 - use external materials that complement the existing external materials in the area
 - provide adequate storage for bins and recycling
 - provide good pedestrian and cycle connections with the town and countryside
 - provide high quality boundary treatment
 - provide appropriate cycle storage facilities.
- where appropriate and possible, traditional or vernacular style buildings will be encouraged to naturally follow this local distinctiveness through their siting, and the use of local materials and building styles.
- any development seeking to depart from the intentions of this policy must be justified and must be sympathetic to its surroundings.

5.18 Justification for Policy

- 5.18.1 It is clear from the consultation and engagement process that the community wish to see any new developments in the plan area integrated within the existing rural setting in ways that enhance the area rather than diminish what is distinctive about the settlements and their setting, or undermine their established character. This applies whatever the specific form or purpose of any building development. This policy will apply to any and all development proposals that come forward.
- 5.18.2 The sites allocated need to take account of the rural landscape that surrounds the neighbourhood plan area and be able to relate well to the existing settlement pattern. Through careful design and appropriate landscaping, development should be able to be accommodated without any significant adverse landscape or visual effects.
- 5.18.3 The design of new housing development schemes, will play a vital part in maintaining the local distinctiveness of Grange-over-Sands. This extends to the qualities of buildings, planting and topography in a locality that defines its character.



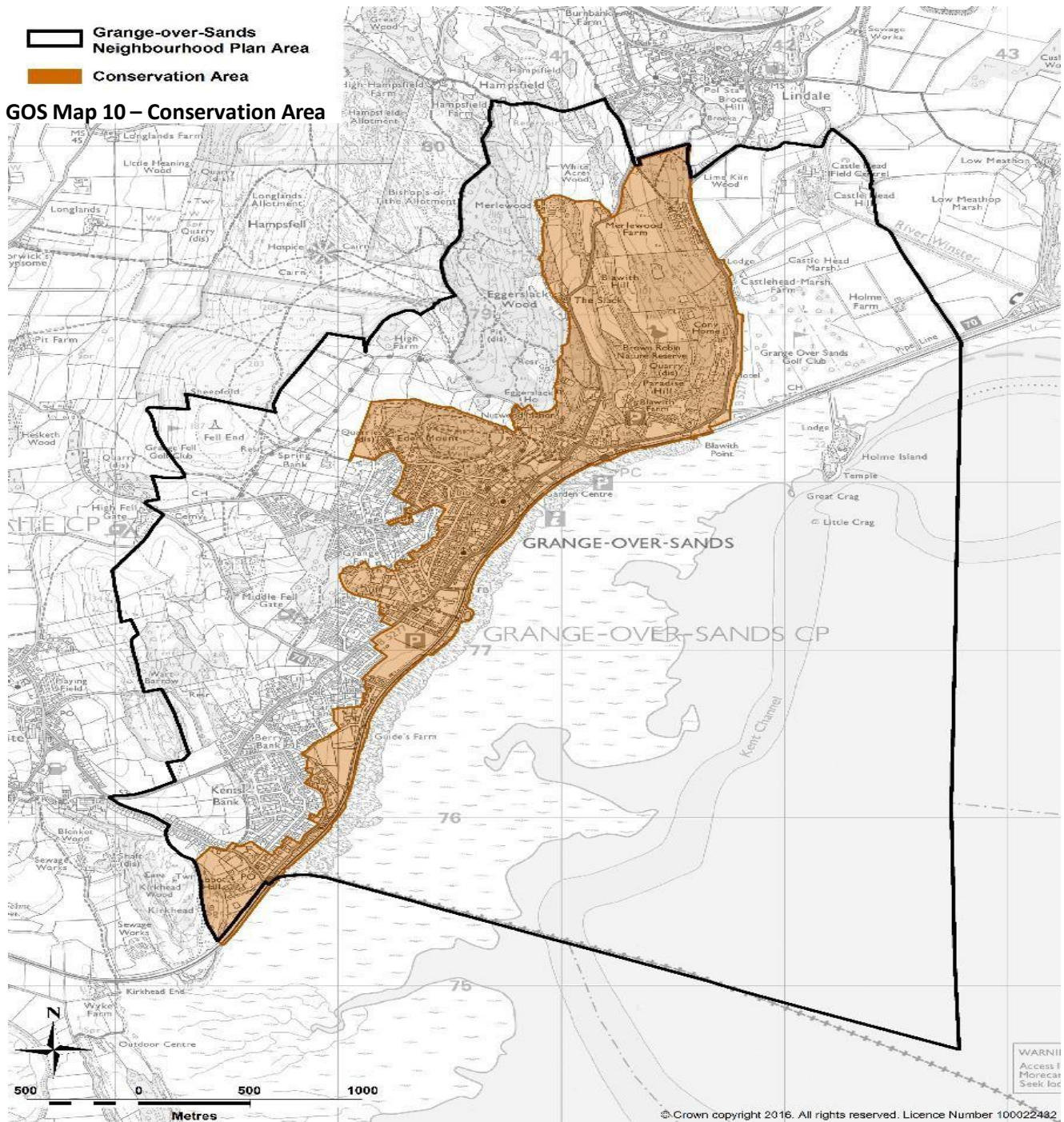
Fig 23: example good design semi-detached dwellings

- 5.18.4 In Fig 23 above, the deep window embrasures and doorways reflect the styles of old Lakeland cottages. The locally sourced materials are those frequently used in local vernacular architecture. The proportions fit in well with nearby buildings.
- 5.18.5 For all housing development proposals, the Grange-over-Sands Housing Design Guide, **Appendix 7**, should be used to prompt design solutions that reflect the character of Grange-over-Sands in their scale, siting, layout, materials, landscaping and design details.
- 5.18.6 The special historic character and appearance of the Grange-over-Sands Conservation Areas is a defining component of its local distinctiveness. Development proposals that respect the historic characteristics of the town will be supported.



Fig 24: example good design in town house

- 5.18.7 In Fig 24 above there is a good use of local materials giving texture to the final building and there are an interesting variety of faces to the elevation. Dormer windows reflect similar ones found on old cottages in the area.
- 5.18.8 Further examples of acceptable design features and layouts are given in the Grange-over-Sands Design Guide at **Appendix 7**.



5.19 Community Aspiration

COMMUNITY ASPIRATION THREE

Objective: HOUSING

12. Minimise the risk of flooding related to any new development.

5.19.1 The NPPF seeks to discourage development in areas where there is a high risk of flooding. It encourages a sequential approach to new development and flood risk. Where development in flood risk areas is exceptionally justified following application of the sequential and exception tests, then mitigation measures will be incorporated to ensure development is safe from flooding without increased flood risk elsewhere. Development in flood risk areas should be accompanied by a flood risk assessment in accordance with the requirements of the NPPF.

5.19.2 All local development in the Environment Agency flood risk area should be supported by a Strategic Flood Risk Assessment and policies developed to manage flood risk from all sources, supported by advice from the Lead Flood Authority (ESCC), Environment Agency and as necessary the South Lakeland District Strategic Flood Risk Assessment (SFRA).

5.19.3 Local Plans should apply a risk-based approach to the location of development to avoid increasing the flood risk to people and property and should manage any residual risk, taking account of the impacts of climate change. The SLDC Local Plan will encourage ways of reducing flood risk and water pollution throughout the area by:

- preserving sites free from development, which are used to increase capacity of the fluvial and pluvial flow (flood attenuation areas)
- making sure that where developments are allowed they do not increase flood risk by

adversely impacting on drainage and flood defences.

5.19.4 Grange over Sands North

- An area of Zone 2 “medium probability” is found in the vicinity of Kents Bank Road which is a relatively minor area of flooding associated with coastal drainage structures
- Local drainage issues have been identified on the B5271 (Windermere Road) where flooding from the local watercourse affects some residential properties and a car park
- It should also be noted that as there is limestone geology at this location, there may also be a risk of groundwater flooding in some locations.

5.19.5 Grange over Sands South

- There are few open channels here and the railway embankment provides an estimated 1 in 200-year annual probability standard of protection against tidal flooding. Consequently, an area of land on the landward side of the embankment is defined as Flood Zone 3 (high risk of tidal flooding) and in an area benefitting from defences (ABD).

- Localised drainage issues have been identified at Cart Lane, where flooding from a small watercourse is believed to be related to a submerged flap valve on a pipe which discharges at the coast.

5.19.6 The Town Council will continue to seek solutions to localised flooding issues in line with National and Local Policy as well as National Flood Guidance.

PROPOSALS MAPS

GOS Map 1	Neighbourhood Plan Area	Page 6
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GOS Map 3	Development Sites Town Centre	Page 24
GOS Map 4	Town Centre and Key Services	Page 27
GOS Map 5	Location of Library	Page 27
GOS Map 6	Library Greenspace	Page 27
GOS Map 7	Propose Local Greenspace, The Copse, land south of Allithwaite Rd	Page 28
GOS Map 8	Gateway Views	Page 33
GOS Map 9	Site for Extra Care Housing provision	Page 41
GOS Map 10	Conservation Area Grange-over-Sands	Page 45

Appendix One List of evidence base documents

1. South Lakeland District Council Core Strategy (adopted October 2010);
2. South Lakeland Local Plan Land Allocations (adopted in December 2013)
3. South Lakeland saved Local Plan policies (adopted 1997, saved in 2006 and updated in 2007 to incorporate modifications)
4. National Planning Policy Framework 2012
5. South Lakeland Infrastructure Delivery Plan update 2014
6. The Local Plan Land Allocations (adopted in December 2013)
7. SLDC (Supplementary Planning Document) Adopted Development Brief for Land South of Allithwaite Road, Kents Bank
8. SLDC CIL Charging Schedule 2015
9. SLDC Council Plan 2014-2019 Updated February 2016
10. SLDC Housing Strategy (SLHS) 2016-2025
11. SLDC Housing Position Report, March 2016
12. SLDC Emerging Strategic Housing Market Assessment (SHMA) 2017
13. Older Persons' Housing Strategy (jointly with Eden District Council), 2012-2017
14. Grange-over-Sands Conservation Area Appraisal 2006
15. Parking Guidelines in Cumbria 2002
16. ONS Census data 2011
17. Extra Care Housing and Supported Living Strategy 2016-2025 (Cumbria County Council)
18. Cumbria Landscape Character Assessment and Toolkit
19. CACI Paycheck Report 1979-2016

Appendix Two Conformity of Neighbourhood Plan policies with local and national policy

NP Objective	NP Policy	NPPF Paragraph	Core Strategy Policy
Ensure new developments, where possible and appropriate, improve existing links or provide new non-vehicular movement routes to link to key services Improve town centre safety and accessibility for non-car users and those with mobility problems.	Policy 1 – Public Transport Links in new developments	29, 35, 69, 75	CS1.1, CS4, CS7.5, CS9.2, CS10.1, CS10.2
Enhance public transport infrastructure and improve links between Grange-over-Sands and the principal Service Centres of Kendal, Ulverston and Lancaster as well as the surrounding villages.	Policy 2-Public Transport Infrastructure	17, 30, 35	CS9.2, CS10.1, CS10.2
Ensure effective use is made of employment land and provide opportunities for start-up and growing businesses.	Policy 3- Small Scale Business Development	17, 20, 28	CS1.1, CS7.5, CS7.1, CS7.2, CS7.6
Conserve areas of local greenspace for use by the community.	Policy 4-Protection of Local Green Space	7, 37, 73, 74, 76, 77	CS8.3a, CS8.3b, CS8.1
Preserve and enhance the unique ornamental landscaping and planting within the public open spaces within the Conservation Areas.	Policy 5 - Conservation of Historic Ornamental Planting in the Conservation Area	7, 9, 126, 141, 169, 170	CS8.4, CS8.6
Preserve the “gateway views” specific to Grange-over-Sands.	Policy 6– Conserving Gateway Views	99, 109, 113, 126	CS8.2, CS8.10
Conserve the specialist habitats created by the drystone walling in the NP area.	Policy 7 – Conservation of Dry Stone Walling	109, 117, 126	CS1.1, CS8.4, CS8.6, CS8.2
Provide an appropriate mix of low cost market housing in terms of size and affordability.	Policy 8 – Market Housing Mix	7, 9, 50, 54	CS6.2, CS4,
To provide extra care housing for the community of Grange-over-Sands.	Policy 9-Extra Care housing provision	7, 50, 54	CS6.2, CS4,
Encourage developments that include distinctive local building design features and materials.	Policy 10 – General Design of Residential Development	7, 9, 17, 56, 58, 60, 63, 64	CS1.1, CS6.2

Appendix Three Glossary of Terms

- **Adoption** - The final confirmation of a development plan or Local Development Document status by a Local Planning Authority (LPA).
- **Affordable Housing** - Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.
- **Allocated Land** - Land identified in a development plan as appropriate for a specific land use.
- **Ancient Woodland** - An area of woodland which has had a continuous cover of native trees and plants since at least 1600 AD, neither having been cleared nor extensively replanted since then.
- **B1, B2 and B8 uses** - The B1 use class comprises a) offices other than a use within Class A2, b) research and development of products or processes and c) for any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area); the B2 use class covers industrial process other than that falling within Class B and the B8 use class covers use as storage or a distribution centre.
- **Brownfield Land (previously-developed land)** - Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the developed land.
- **Community Strategy** - A strategy prepared by a local authority to improve local quality of life and aspirations, under the Local Government Act 2000.
- **Core strategy** - A Development Plan Document setting out the spatial vision, strategic objectives and the planning framework for an area, having regard to the Community Strategy.
- **Community Infrastructure Levy (CIL)** – a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by South Lakeland District Council.
- **Department of Communities and Local Government (DCLG)** - Responsible for housing, planning, local government, and now neighbourhood Planning.
- **Development** - Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land". Most forms of development require planning permission (see also "permitted development").
- **Development Plan** - A document (or documents) setting out the Local Planning Authority's policies and proposals for the development and use of land and buildings in the authority's area.
- **Development Plan Documents (DPDs)** - Development Plan Documents are prepared by Local Planning Authorities and outline the key development goals of the Local Development Framework. DPDs form an essential part of the Local Development Framework.
- **Extra Care Housing** - is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site.
- **Greenfield Land/Site** - Land (or a defined site), usually farmland, that has not previously been developed. Domestic gardens are not classified as previously developed land.
- **Highways England** - An executive agency of the Department of Transport. The Highways Agency is responsible for operating, maintaining and improving the strategic road network of England.
- **Habitats Regulation Assessment (HRA)** -An Assessment to identify any aspects of the Plan that would have the potential to cause a likely significant effect on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), (either in isolation or in combination with other plans and projects), and to begin to identify appropriate mitigation strategies where such effects were identified.
- **Independent Examination** - The process by which a planning inspector may publicly examine a Development Plan Document or Neighbourhood Plan.
- **Infill development** - Building taking place on a vacant plot in an otherwise built-up street frontage.
- **Inspector's Report** - A report issued by a Planning Inspector regarding the planning issues debated at the independent examination.
- **Local Development Document (LDD)** - These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development

plan).

- **Local Planning Authority (LPA)** - The local authority or Council that is empowered by law to exercise planning functions (South Lakeland District Council).
- **Main Town centre uses** – Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
- **Mitigation** - Measures to avoid, reduce or offset significant adverse effects.
- **National Planning Policy Framework (NPPF)** – the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
- **National Planning Practice guidance (NPPG)** - to support the NPPF and it is published online and regularly updated
- **Objective** - A statement of what is intended, specifying the desired outcome.
- **Saved Local Plan Policies** - Policies in Local Plans that remain in operation pending production of replacement Local Development Documents.
- **Strategic Housing Land Availability Assessment (SHLAA)** – an evidence base exercise undertaken by all local authorities to determine the amount of land that has theoretical potential for housing development. All sites put forward are considered for their availability, suitability and deliverability for housing. If a site addresses all of these requirements, then it is considered to have theoretical potential for housing development; however, this does not mean that the site will be brought forward for development or that a planning application will be granted planning permission. All sites for consideration are collated through a 'Call for Sites' exercise which invites anyone to put forward land for consideration through the SHLAA process.
- **Site of Special Scientific Interest (SSSI)** - A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).
- **Special Area of Conservation (SAC)** - Areas designated under the European Union Habitat Directive. They provide increased protection for a variety of wild animals, plants and habitats and are a vital part of the global effort to conserve world biodiversity.
- **Special Protection Area (SPA)** - An area containing an assemblage of breeding populations of rare birds at a level of European significance, designated under EC Directive 79/409.
- **Specific Consultation Bodies / Statutory Bodies** - These are bodies that must be consulted on development plans and planning applications.
- **Strategic Environmental Assessment (SEA)** - Formal process to anticipate the likely significant environmental effects (including cumulative environmental effects) of implementing a plan and its reasonable alternatives with a view to avoiding, reducing or offsetting any negative impacts. See Sustainability Appraisal.
- **Sustainability Appraisal (SA)** - Formal, systematic and comprehensive process of evaluating the environmental, social and economic impacts of a plan, policy or programme or its alternatives. The SA process incorporates the SEA process.

Appendix Four Demographic Data

Profile of the community today³⁰

Key Facts (Census data 2011)	Grange-over-Sands
Area:	750 ha
Total population:	4114
Population Density:	5.49 persons per hectare
Households:	2091

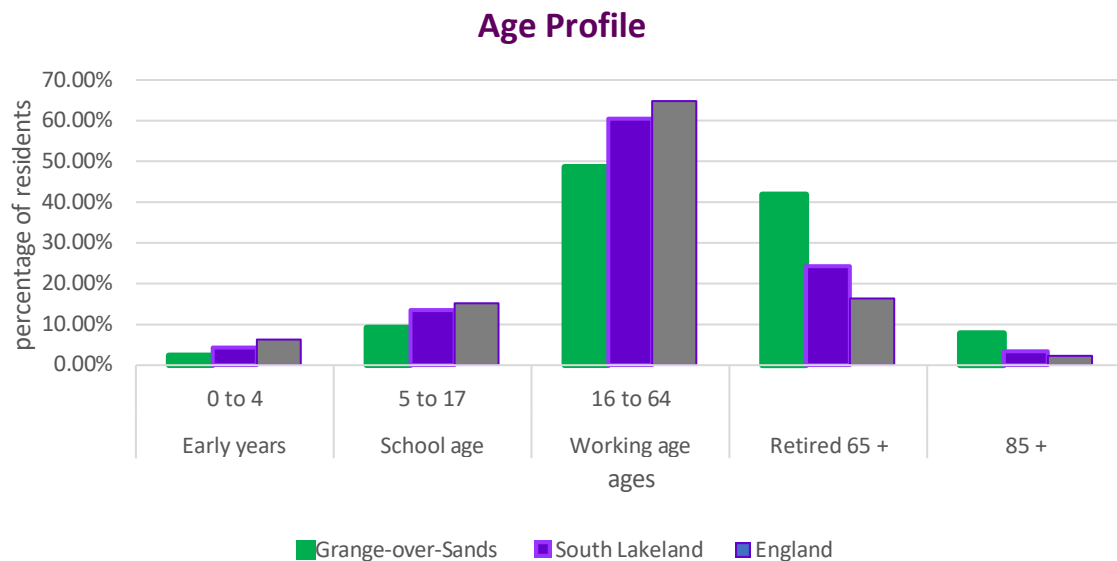
Population

Grange-over-Sands is located in South Lakeland and is classified as a Key Service Centre. The Parish is split into three wards: north, south and west. Taken together the overall population size of the Parish, according to the 2011 census was 4114 persons or 3.97% of the district authority area, living in 2091 households. The population of South Lakeland is 103,658. The population grew by around 1100 between 2002 and 2012 and continues to grow.

Age

- The Parish has a **large older population** and **smaller younger populations** compared with both the district as a whole and England.
- Early years: 2.36% (97 children) of the population in Grange are aged 0-4. This compares with 4.31% at the district level.
- School age: 9.16% (377 children) of the population in Grange are aged 5 to 17. This compares with 13.51% at district level.
- Working age: In terms of age profile, just over 48 % (1999 residents) of the population in the Parish is of working age between 16 and 64 compared to 60.44% of the district level and 64.76% nationally.
- Retirement age: 41.88% (1723 people) of the population in Grange are aged 65 and over. This compares with 24.23% at district level and 16.34% nationally. Over 85 year olds accounted for 7.85% of the population against 3.40% for the district authority and 2.23% nationally.

³⁰ Source – Census data 2011



Gender

- In terms of gender, 46% of Grange's residents are male and 54% female, reflective of the statistics for the District as a whole.

Deprivation levels

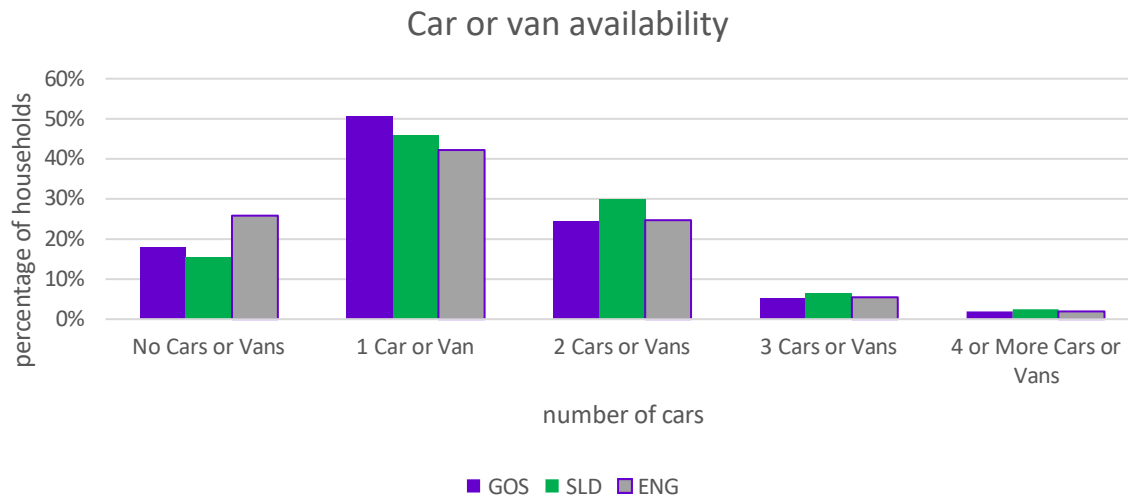
- The English Indices of Deprivation 2010 measure relative levels of deprivation in small areas of England called Lower Layer Super Output Areas (LSOAs). There are 59 LSOAs in South Lakeland displaying varying levels of deprivation although none fall within the most deprived parts of England as a whole and 70% fall within the least deprived quintiles. Grange reflects this with very low levels of deprivation across the neighbourhood area.

Diversity

- In the 2011 census, 95.87% of people in Grange said they were White British, reflecting the district profile.
- When asked their religion the majority, 71.07% (2924 people) in Grange identified themselves as being Christian while 19.42% stated that they have no religion.
- The census showed that 91 people in Grange did not speak English as their main language, of which 11 suggested they could not speak English well.

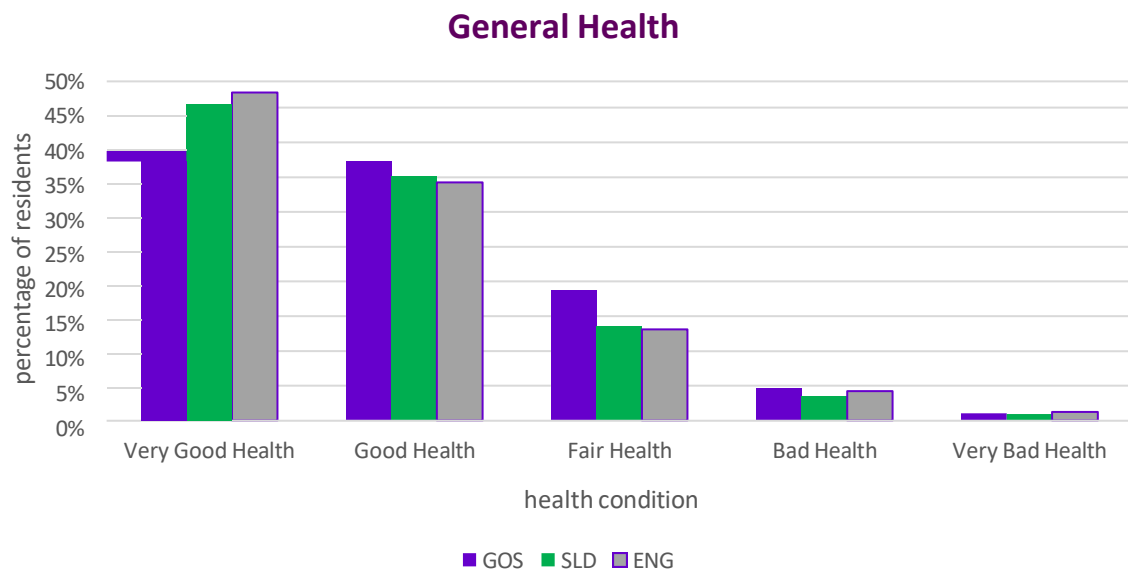
Car ownership

- The 2011 census showed that 372 households (17.79%) in Grange did not own a car and subsequently are reliant on other forms of transport such as public transport services. This is marginally higher than the district percentage but a fair bit lower than the national (25.80% with no access to a car). In total 2594 cars are owned by households resident in the Parish area, with most households owning 1 to 2 cars, which is considerably higher than the national average of 1.17.



Health and wellbeing

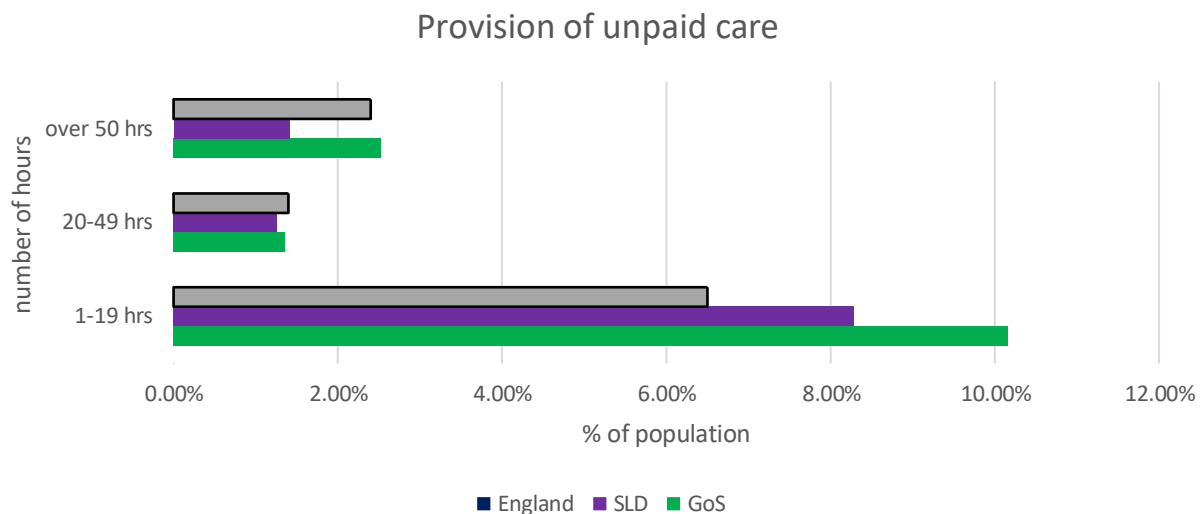
- The 2011 Census asked three questions relating to health and the provision of unpaid care. The questions relate to whether people felt their general health was good, whether they looked after or gave help or support to other family members, friends, neighbours or others, and lastly whether their day to day activities were limited because of a health problem or disability.
- At the time of the 2011 census 75.47% of people in Grange said they felt they were in "good" or "very good health", this compares to 81.85% for the District as a whole. 5.69% reported they were in "bad" or "very bad health" compared to 4.53% across the District.



Provision of unpaid care

- The question asked "Do you look after, or give any help or support to family members, friends, neighbours or others because of either; a long term physical or mental illness health/disability? Or because of problems related to old age?" (note that the Census data does not differentiate between the two reasons offered).

- At the time of the census 10.16% of people in Grange said that they were providing 1 to 19 hours of unpaid care a week compared with 8.28% at District level. 1.36% said they provided between 20 and 49 hours of unpaid care per week compared with 1.26% at District level. 2.53% said they provided over 50 hours of unpaid care compared with 1.41 % at District level and 2.26% for England and Wales.



Long term illness and disability

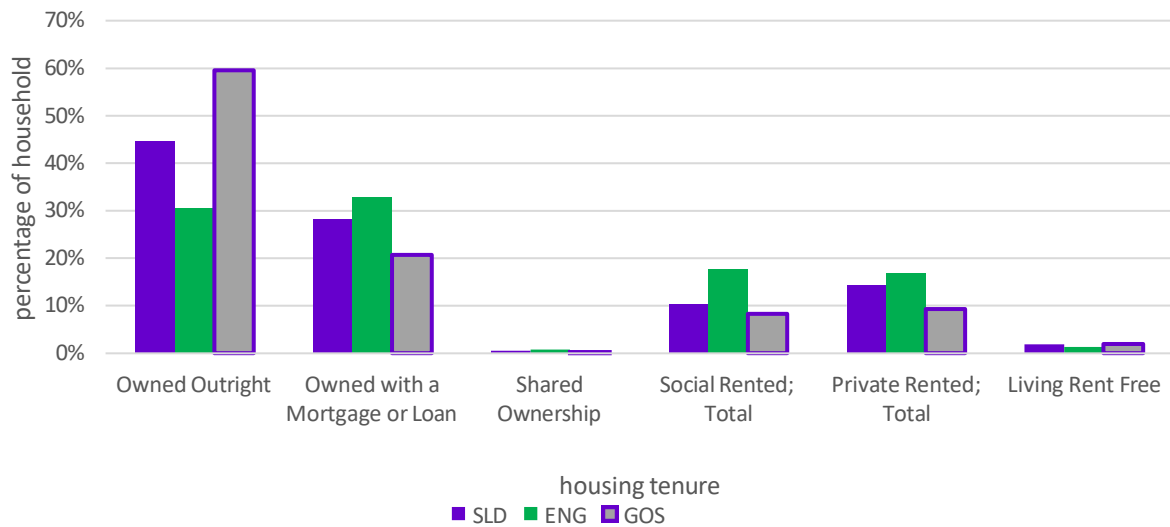
- The census asked, “are your day to day activities limited a lot due to a health problem or disability which has lasted, or is expected to last, at least 12 months?”. 10.96% of people in Grange said that their day to day activities were limited a lot due to a health problem or disability. The district figure was 8.00%. The percentage in Grange who reported their day to day activities were limited a little was 16.70%. The district figure was 10.83%.

Housing data

- There were 2091 households in Grange-over-Sands at the time of the 2011 census (4% of the 46,551 households across the district).
- The majority of houses (1246 houses) in Grange were owner occupied (owned outright) equating to 59.59% of all households in the neighbourhood area. There were 432 households (20.66%) who owned their home with a mortgage or a loan. 80% of households were therefore owned (outright or mortgage) compared to 73% across the District.
- There were 194 households (9.28%) in Grange that were classified as privately rented. This is lower than the 14.25% figure for the district. 173 (8.27%) households were renting social housing from the council or ‘other’ sources. This is less than the District figure of 10.42%.
- In the Parish, there were 851 detached dwellings representing 40.70% of all dwellings in the Parish. There were also 448 semi-detached and 230 terraced dwellings equating to 21.43% and 11.00% respectively. Flats, maisonettes or apartments comprised 27% of all households (562 households), much higher than the 14% district percentage.
- Over a quarter of all households (26.30%) in Grange are one-person pensioner households compared to the figure for the District which was 16.33%.
- 13.15% of households in the Parish have dependent children compared to 22.19% across the

- district. There are 48 lone parent households (with dependent children) which equates to 2.30% of all households, reflective of the 2.52% figure for the district.

Tenure-Household



Employment and labour market

Employment

- Of the residents aged between 16 and 74 (of which there are 2752 in Grange), 1592 residents (57.85%) were available to work. Of these 72.49% were employees, 21.80% were self-employed. 2.39% of residents were unemployed compared to 2.39% across the district and 6.26% across England.

Labour force

- 57.85% of residents in Grange are economically active (classified as aged between 16 and 74).
- Of those aged over 16, 24.83% of the population of the Parish has a degree compared with 23.88% in the District and 17.38% in England.
- The number of people in Grange with no formal qualifications at all stands at 690, or 22.75%, comparable to the district (22.82%) and England (22.46%).

Travel to work

- Of the economically active in Grange, 9.80% worked from home compared to 9.28% at District level.
- The car is used as the main means of travel to work for 65.95% of people in Grange (the district figure is 62.41%) while 3.96% use public transport (the district figure is 3.28%) and 15.08% travel on foot (the district figure is 17.51%).

Highest level of qualification

The highest level of qualification is derived from the question asking people to indicate all types of qualifications held. People were also asked if they held foreign qualifications and to indicate the closest equivalent. There were 12 response options (plus “no qualifications”) covering professional and vocational qualifications, and a range of academic qualifications. These are combined into:

No Qualifications: No academic or professional qualifications

Level 1 qualifications: 1-4 O Levels/CSE/GCSEs (any grades), Entry Level, Foundation Diploma, NVQ level 1, Foundation GNVQ, Basic/Essential Skills

Level 2 qualifications: 5+ O Level (Passes)/CSEs (Grade 1)/GCSEs (Grades A*- C), School Certificate, 1 A Level/ 2-3 AS Levels/VCEs, Intermediate/Higher Diploma, Welsh Baccalaureate Intermediate Diploma, NVQ level 2, Intermediate GNVQ, City and Guilds Craft, BTEC First/General Diploma, RSA Diploma

Apprenticeship

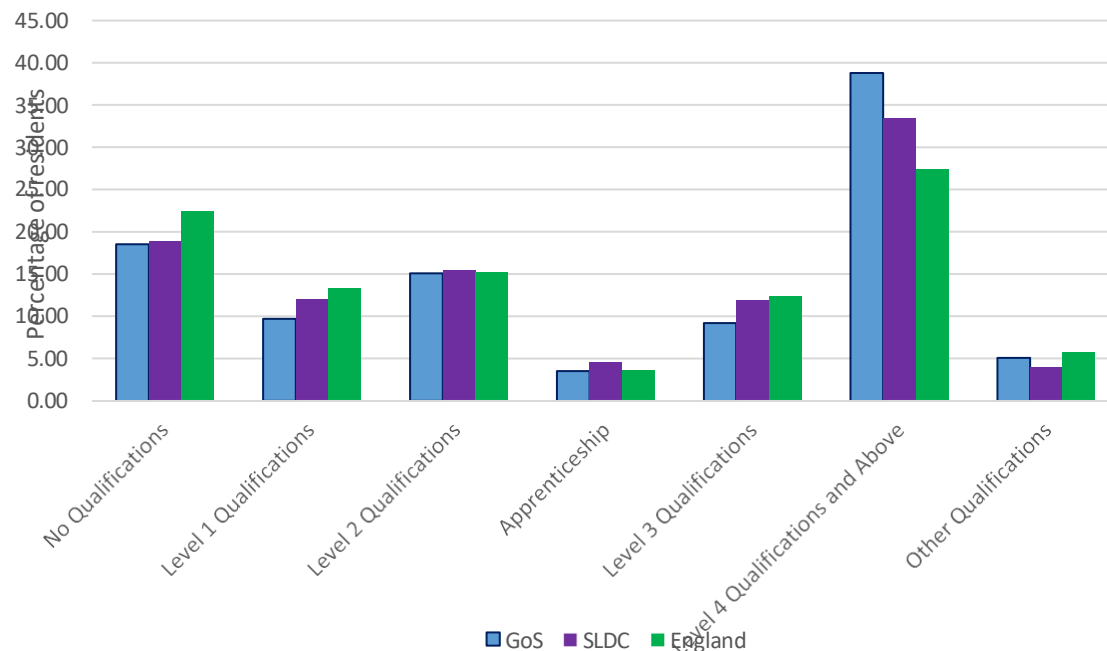
Level 3 qualifications: 2+ A Levels/VCEs, 4+ AS Levels, Higher School Certificate, Progression/Advanced Diploma, Welsh Baccalaureate Advanced Diploma, NVQ Level 3; Advanced GNVQ, City and Guilds Advanced Craft, ONC, OND, BTEC National, RSA Advanced Diploma

Level 4+ qualifications: Degree (for example BA, BSc), Higher Degree (for example MA, PhD, PGCE), NVQ Level 4-5, HNC, HND, RSA Higher Diploma, BTEC Higher level, Foundation degree (NI),

Professional qualifications (for example teaching, nursing, accountancy)

Other qualifications: Vocational/Work-related Qualifications, Foreign Qualifications (Not stated/ level unknown).

Highest level of qualification



Appendix Five Supporting information for designation of Local Green Space - The Copse, Land South of Allithwaite Road

Summary: The Copse is an important and rich wildlife corridor for local species, with woodland, field and hedgerow habitat. It is a key component in the green infrastructure framework for the wider development site.

Used by walkers on the bridleway along its edge to watch and appreciate local species of mammals, birds and flora. Provides rural character and attractive and interesting views for locals and ramblers. Provides tranquil off-road setting for many residents who walk regularly. It provides the only off-road accessible open green space in the Kents Bank settlement and is seen and appreciated all year round.

It is different to other fields on the larger allocated site because:

- a) it provides the main wildlife route through the site
- b) it has a close positive relationship with the bridleway along its edge
- c) It has high amenity value as the only field with any degree of public access
- d) The Development Brief for the wider site requires increased public access to it

1 Wildlife corridor and habitat

- 1.1 It is a strip of woodland and field habitat between an SSSI (Wartbarrow) and Kirkhead , which is a limestone outcrop designated as County Wildlife Site with ancient woodland . The bridleway alongside the field runs from the road next to Wartbarrow through Greaves Wood, along the seaward edge of the field to Kirkhead Rd where the woodland at the base of Kirkhead opens to the road. Wartbarrow, Greaves Wood, this site and Kirkhead are rich in biodiversity. The location of the site provides a continuous undisturbed route for the movement of larger species such as deer, badger and fox from one habitat to another.
- a) The site is linked to Greaves Wood on one side and a row of domestic back gardens on the other, by a substantial hedgerow, a protected copse of trees and open field. Its component habitats (open field, gardens, copse of trees and ancient hedgerow) currently provide continuous cover, shelter and breeding/feeding sites for smaller mammals, invertebrates, insects, birds and flora. Part of the site's value is its potential to provide a ready-made secure haven for extra wildlife that will have their habitat demolished when development on the rest of the adjacent fields starts.
 - b) Because there is a bridleway along one of the longer edges, local walkers observe, experience, and appreciate the wildlife at close quarters, and share it with their children and visitors; it is the only place in Kents Bank where this is possible. It is not uncommon to see deer passing through, or to see bats at dusk, and there is a wide variety of birds to spot including raptors hunting near the copse. There is a badgers' rake (permanent trodden route) across part of it, which is also used by foxes, and badger activity is visible in the adjacent back gardens.
 - c) The Ecologist's Report for the wider Development Brief lists all the flora and fauna within 2 km of the development site and says it is an important steppingstone for wildlife. Extract of Ecology Report recommendations below, with treatment for site highlighted.

“The following are the key principles that should be adopted with consideration for core assets for biodiversity when developing a green infrastructure framework for the site:

- Long Greaves Wood should be protected both during and post development by the creation of a buffer zone. Post development, the buffer should be a mix of open space and new planting incorporating small copses of trees and scrub. The species mix for new planting should reflect that already on site and in Long Greaves Wood. The use of non-native species should be avoided.*
- The Copse should be retained in its entirety and protected during and post development by the creation of a buffer zone. Post development, the buffer should be a mix of open space and new planting incorporating small copses of trees and scrub. The species mix for new planting should reflect that already on site and in Long Greaves Wood. The use of non-native species should be avoided.*
- The small area of scrub west of Long Greaves Wood should be retained in its entirety and protected during and post development by the creation of a buffer zone. Post development the buffer should be a mix of open space and new planting incorporating small copses of trees and scrub. The species mix for new planting should reflect that already on site and in Long Greaves Wood. The use of non-native species should be avoided.*
- The network of hedgerows should be retained, restored and brought into good management wherever possible. Those retained should be protected during and post development by the creation of a buffer zone.*
- A new network of multifunctional sustainable space (mix of open space and new planting incorporating small copses of trees and scrub) in the form of linear and landscape corridors should be created. There should be a focus on ensuring this space enhances connectivity of core biodiversity assets.*
- Dry stone walls on site should be retained and repaired wherever possible.”*

Other evidence includes:

1.5 List of birds seen around the site, compiled by local resident.

1.6 Photos of badger's rake, heavily used bridleway, location and layout of habitat

2. Amenity value to local residents: scarcity, tranquility and scenic appearance

- 2.1 Kents Bank has no outdoor recreational facilities apart from a footpath into Grange and four benches on the shore at the edge of the saltmarsh. It has no indoor recreational facilities apart from the small indoor swimming pool club at a local hotel, which has a limited annual number of places for local residents as paying members.
- 2.2 The site and bridleway are only separated by a low post and wire fence and feel like one space; together they provide the only free easily accessible recreation space within the settlement and have scarcity value. The bridleway alongside the site is the only off-road footpath within Kents Bank where local residents can walk.
- 2.3 A high percentage of the local community say walking is their major form of recreation, and a higher-than-average percent of residents are 70 plus and need to walk regularly for health reasons. (NP demographics evidence).
- 2.4 The bridleway is very well used all year round and is attracting people from the three new residential developments taking place in Kents Bank (approx 118 homes being currently built within 5 mins walk, plus another 200 within 2 mins walk over the next 10 years) It is already becoming much busier. The tranquility and character of this footpath needs preserving and that is provided by the site next to it.

b) Tranquility and rural nature.

- 2.5 Residents of Kents Bank prize its quiet rural atmosphere: it is quiet away from the roads, there is no intrusive lighting, the birds and wind can be heard, the open field space is calming, and the tree, copse and hedgerow feel old and timeless. Birds are always in view, as are seasonal changes in the trees and hedgerow. The scenery reflects the history and landscape of the wider area. The rural character makes a major contribution to everyone's enjoyment of walking along Greaves Wood bridleway and increases the incentive to walk on a regular basis.

c) Scenic landscape value

- 2.6 This site is the only part of the wider Development Brief land which is visible to the public because of its sloping landform and the way the hedgerow and copse enclose it and block the views uphill. It forms a self-contained area with good views to the Copse and Greaves Wood, both being acknowledged as "important landscape features" in the recommended Landscape Mitigation Advice by the Landscape Consultants Woollerton Dodd for the Development Brief, extract below:

1.24 Principles for landscape mitigation – or issues to be addressed by the green infrastructure framework – are identified as:

- *Restoration of local rectilinear field pattern through planting of a new hedgerow on the western boundary of the development site that would re-establish enclosure of fields within the remaining Green Gap;*
- *Retention and protection of existing woodland within open space;*
- *Creation of new multifunctional green links/wildlife corridors between existing woods (including offsite woods) and adjacent to site boundaries that would enhance the site's character and value for wildlife and help to protect the amenity of existing and future residents;*
- *Creation of new public access for pedestrians and cyclists through the site"*

- 2.7 The views across the site present interesting and attractive features throughout the seasons; in one direction a vista of woodland, copse and hedgerow along to Greaves Wood and its boundary old limestone wall, in the other direction the long view of hedgerow, limestone footpath and field sweeping down to Kirkhead Rd and the Kirkhead woodland and hilltop tower beyond. There are also shorter views into and out of the Conservation Area bordering the bridleway.

d) Strategic Long - term Protection for wildlife and landscape

- 2.8 The site is part of the wider allocated site for mixed residential and business development which will be happening over the next ten years. We would like the preservation of its value to remain beyond the period of the current Local Plan, so that it is not subject to 'development creep' in future. We are certain that its uses are compatible with the Development Brief and SLDC have confirmed this. They are also compatible with any other likely use by the developer, eg SUDS.
- 2.9 At the moment, the SLDC Development Management policies are being completely revised because they are partially outdated and overlapping in areas. Natural England have advised Development Management that their existing/proposed policy needs to be substantially strengthened to address protection of biodiversity much more boldly (Full text below).
- 2.10 Until this Development Management policy is in place (which may be well after the wider

development round this site has a masterplan in place), there needs to be a stand-alone substantially robust policy in the NP to ensure the biodiversity on the site is protected adequately and enhanced positively, through the masterplan and Construction Method requirements for the wider site. If Development Management have no strong policy to pin decisions on, they will not be able to comply with Natural England's advice - see below.

Natural England Response to the South Lakeland Draft Development Management Policies DPD, Nigel Pilling, Lead Adviser, 3rd January 2017

Natural England's response to the South Lakeland Draft Development Management Policies DPD is set out below:

2.1 Policy DM1 – General Requirements for all Development

"We welcome the inclusion of requirement number 7 and suggest it be modified to the more ambitious 'protect and enhance' where it applies to ecological networks, biodiversity and geological assets. A suitable mechanism could be put in place in order to achieve net biodiversity and green infrastructure gain simply and effectively. We also suggest an alteration to the wording to the final sentence of requirement 7, to include sites with national (domestic) biodiversity protection. The section dealing with Habitats Regulation Assessment should read, 'HRA must be carried out by the competent authority for any new plan or project which may affect the designated interest features of a European Protected Site'. Reference to mitigation should be removed as the circumstances where mitigation would apply are very tightly defined under the legislation and mentioning it here is likely to be misleading.

We welcome the inclusion of requirement 8 and suggest the inclusion of landscape and visual amenity in this requirement.

We suggest the inclusion of landscape and visual amenity in requirement 9.

2.2 DM2 – Achieving High Quality Design

We welcome the inclusion of requirement 2 with regards to protecting the natural landscape. We suggest a bullet point be added to encourage enhancement of the natural environment, landscape and visual amenity, for example by appropriate tree, woodland or hedgerow planting.

We suggest that requirement 9 is adapted to a similar style to that of requirement 2, including the more ambitious language employed, 'Development proposals must... ..incorporate features that support and enhance...' We also suggest that a more comprehensive suite of potential habitat creation, urban greening and climate change options is added here, in a similar nature to our suggestion for requirement 2, above. Typical habitat creation to increase ecological connectivity, improve air quality and reduce flood risk might include; tree (including fruit tree) or woodland / orchard planting; areas of scrub / rough grassland / wildflower mixes; creation of new hedgerow or other boundary features; creation of new ponds / reedbeds / wildlife friendly ditches.

We suggest that internal lighting is added under requirement 10. Light pollution from internal lighting can have a significant impact on wildlife depending the size and location of windows used in the design.

We suggest that the circumstances where there is a requirement for Landscape and Visual Impact Assessment (for example the thresholds for size, location or type) are clearly defined within the Development Management Policies document. This should include where there may be a landscape or visual amenity impact on a protected landscape.

2.4 DM4 – Green Infrastructure and Open Space

We welcome the inclusion of DM4 and the requirement that new development should be designed to deliver net green infrastructure gains. We suggest an introductory paragraph (similar in content to the second to last paragraph, 'All development proposals will...') be inserted before the section on trees.

We suggest that the highest possible threshold is placed on the loss of ancient woodland as this habitat cannot practicably be re-created. Where impacted by development a high ratio of new woodland planting should be applied in order to compensate for any loss, we suggest a ratio of 30ha

created for every 1ha lost. We suggest that new trees and other vegetation should be of native species. We welcome the inclusion of a commuted sum to ensure adequate green infrastructure provision where this is not provided. This principle could be expanded in other policy areas, potentially using the environment bank approach, to provide a strategic approach to green infrastructure provision

2.7 DM7 – Addressing Pollution and Contamination Impact

We suggest that the impact of both noise and light pollution on wildlife is specifically detailed in this policy. There is strong evidence that both are particularly disturbing to wildlife as well as impacting on people's interactions with their local environment.

We also suggest that the impact of air pollution on nationally or internationally protected sites and other sensitive habitats is referred to in this policy

General Comment

We suggest that landscape, visual amenity and the environment should be addressed in a consistent way through the remaining policy areas. We suggest that it should be comprehensively dealt with under DM1 and DM2, thus giving clarity that the requirement to protect and enhance landscape and the natural environment apply to all development and reducing the need to replicate the information in subsequent policy areas, unless a particular additional criterion applies."

- 2.11 Notes from the attended by Key Stakeholders prior to the Development Brief Consultations, with relevant parts highlighted; record of stakeholders' recognition of its value.
- 2.12 Residents' responses to the two Public Consultations on the Development Brief held in 2016 show how the public and Grange Town Council value the space. There were 54 written responses from the public, of which 38 responses mention various combinations of tranquil atmosphere / retaining green space and trees/landscape features / protecting wildlife - ten of those very specifically valuing the existing wildlife corridor, some even describing or drawing maps of the area to be protected.
- 2.13 Its designation as Local Green Space was supported by GTC in Nov 2016 in their response to the Draft Development Brief for the wider site.
- 2.14 SG scored it high on community value. The Steering Group went through a rigorous evaluation process for all possible LGS sites in the parish. It included public comments at the first Consultation, and SG scoring for value to residents including a weighting for public comments.
- 2.15 The site assessment format was based on the NPPF, informed by a range of practice from completed NPs, and its range and detail endorsed by Mr. Hudson from the SLDC Strategic Planning Team.

Appendix Six Current Housing Needs in Grange-over-Sands Parish

Questions asked to estate agents

Q Who is looking for housing by category?

Families

Singles

Couples

First time buyers

Retirees/Downsizers

Investor/Buy to Rent

Second Home/Holiday Lets

A All of these categories of buyers are active in the housing market although the smallest groups of buyers are definitely Single People and First-Time Buyers. The categories of buyers which have increased the most in recent times are the Investors/Buy to Rent group and the Second Home/Holiday Lets group. As people are retiring with access to their pension pots many are investing their money in property rather than banks, annuities etc. as they are seen as a better guarantee of a higher return on their investment. This investment is usually in the lower end of the market which does reduce the number of properties for first-time buyers or buyers looking to move up the property ladder to a slightly larger family home. "First-time buyers are very few and far between". All the estate agents agreed that there had been a noticeable increase in the sale of houses for use as second homes/holiday lets. In the case of second homes many are bought for that use initially but with the intention of the property becoming the first home on retirement. Although the agents didn't have figures for the number of second homes they all commented that the number of properties which were now classed as second homes in Grange had increased a lot over the last few years.

Q Are they local and moving within the area or are they moving herefrom other areas?

A It seems to be roughly 50/50. There is always a mixture of buyers but again second/holiday homes were specifically mentioned.

Q Are they finding the type of housing they want? If not, is it a lack of suitable housing stock – for example flat conversions in older houses rather than purpose-built apartments with lifts and security features? Is it affordability?

A All the agents said that they have a big surplus of flats on the market which are proving difficult to sell. They are not suitable for first-time buyers and families, but neither are they what older people want. "If anything, there is a lack of stock for the retired buyers who want ground floor apartments and bungalows with level access in or near the town centre". Affordability is the main issue for first-time buyers on the open market but all the agents stated that the supply of affordable housing which has recently been built or is nearing completion has greatly improved the situation for first-time buyers. They felt that "an adequate number of affordable houses have now been built".

Q What type of properties are people looking for

- i. To buy**
- ii. to rent**
- iii. Are they finding the type of property they want in their price range?**

A Buyers are definitely looking for 2/3 bed properties – not flats.
Renters too are looking for 2/3 bed properties of all types. They are mostly finding the type of property they are looking for in their price range.

Q Are there difficulties for older people who want to downsize? Are there enough 1 or 2 bedroom flats or bungalows?

A “More than enough flats”. “Over supply of flats”. “The flat market is very stagnant and sheltered apartments such as Strand Court are now very unpopular due to high service charges. Many of the apartments in the sheltered housing complexes are on the market due to the death of the owner and obviously, estates cannot be finalised until the property has been sold. The estate still has to pay high service charges so this is leading to very low prices in an attempt to achieve a sale”. Two examples from this particular market are as follows:

1 bed apartment – Grayrigge Court – Listed at £44,950
Annual Service Charge – £2271.46
Annual Ground Rent - £443.96

2 bed apartment – Hampsfell Grange – Listed at £94,995
Annual Service Charge - £2637.92
Annual Ground Rent - £350.00

Again, the lack of bungalows and ground floor flats close to the town centre was commented on by all the estate agents.

Q How difficult is it for older people to sell larger property to enable them to move out of the area to be nearer family?

A “A little more difficult at present as the market for properties over £300,000 is a little slower and also there is a lot of competition from brand new houses/new developments selling 3/4 bed £300,000 plus properties”.

Q Is there a shortage of property to rent? If so what type?

A The rental market is very active but all the agents said that there is a shortage of 3-bedroom family homes for rent.

Q What “price range” are most in demand?

- A** The market is most active in the £150,000 - £250,000 price range. More expensive properties located in the surrounding area (Cartmel, Witherslack and Winster Valley) have sold recently but were all bought by buyers from outside the local area. “There has been a noticeable decline in property sales among homes situated near to current building sites or to land allocated for development”. All the agents commented that there is always a good variety of property for sale on the housing market in Grange but “there may well be a case of glut in the market if all the proposed developments go ahead”.

The survey was completed by the four estate agencies in Grange-over-Sands in October 2015.

Appendix Seven Design Guide