

Proposed Phase 3 Affordable Homes Development at Crookfield, Staveley

Context

The site is allocated to the South Lakeland Local Plan (ST02H) detailed in the Development Plan Document adopted in November 2013.

Demand

Phase 1 & 2 of the Crookfield developments have successfully provided affordable homes for local families. The number of applicants re-enforced the high demand for affordable rented and home ownership properties within Staveley. Phase 3 has been designed in view of the remaining unmet need from Phase 2 and taking into account wider local housing needs data.

Access

The original allocation suggested access should be taken from Seedfield, however, the subsequent Crookfield developments have enabled more convenient and appropriate access to the Phase 3 site. Prior to the Phase 2 development of Crookfield, the land south of the aqueduct was undevelopable, taking the access point from Phase 2 has opened up development in this area with access from Seedfield now only required for 5 properties.

Drainage and Water Management

As outlined in the allocation, development has been avoided in the surrounding easement of the aqueduct. A drainage and detention basin have been included at the lowest point of the site in accordance with the detailed drainage strategy and flood risk assessment.

Ecological Connectivity

The scheme has been carefully designed following detailed ecological and aboricultural surveys, to retain as much existing vegetation surrounding the site as possible. As the site plan shows, there are areas dedicated to enhance biodiversity and help to connect the site with surrounding habitats and native tree species.

Key Points

- The site is located adjacent to Seedfield, alongside the existing phase 1 & 2 Crookfield development.
- The site was allocated to the South Lakeland Local Plan in the Development Plan Document adopted in November 2013.
- The site is planned to consist of 25 dwellings that will be of mixed tenure, offering affordable homes and outright sale units.
- The 25 dwellings will include as follows; 2 bed bungalows, 2 bed houses, 3 bed houses & 4 bed houses, as illustrated in the plan below.

