

Amrock Properties Ltd

Land at Manorside, Flookburgh

Outline Proposal for Residential Development

Scheme Comprising:

32 Dwellings including 11 Affordable Homes

Land at Manorside, Flookburgh - Site Background

Ownership:

- Site area totals circa 2.74 acres (3.2 inc Manor Gardens) and is owned in two parcels each with separate owners. Amrock have entered into an Exclusivity Agreement to purchase the site subject to submitting for and securing a satisfactory planning consent for residential development.

Use:

- Site is currently fallow land occasionally used for grazing. It is adjacent to Bridge House Residential Care Home operated by Cumbria County Council and opposite to an affordable housing scheme operated by Castles & Coasts Housing Association.

Allocation:

- Site was allocated for residential development in the 2013 adopted Land Allocations Development Plan Document which stated the site had capacity for around 30 dwellings per hectare.

Planning History:

- Application by Bowsall Ltd for a 61 apartment extra care residential scheme was refused consent in June 2018. Principal reasons were the development would prevent the site being developed for residential dwellings in accordance with the allocation policy and the scale of the proposed development.

Land at Manorside Flookburgh – Accommodation Schedule

Land at Mansorside, Flookbrough - Accommodation Schedule						
Drawing No.	14067/12/R					
Access Via:	Manorside					
Housing	Unit No.	Sq Ft				
Private Units:	21	28,271				
Affordable Units:	11	9,353				
Totals:	32	37,623				
House Type	Sector	No.	Unit GIA (m2)	Unt GIA (ft2)	Total GIA (m2)	Total GIA (ft2)
Type A1	Affordable	2	70.64	760	141	1,520
Type A2	Affordable	2	71.37	768	143	1,536
Type A3	Affordable	1	77.29	832	77	832
Type B	Affordable	4	84.04	904	336	3,617
Type C	Private	6	127.46	1,371	765	8,229
Type D	Private	10	132.45	1,425	1,325	14,252
Type E	Private	3	127.98	1,377	384	4,131
Type F	Private	2	100.63	1,083	201	2,166
Type G1	Affordable	1	62.76	675	63	675
Type G2	Affordable	1	61.91	666	62	666
Totals		32	-	-	3,497	37,623

Land at Manorside Flookburgh – Proposed Scheme



- LEGEND:**
- Proposed residential development of 32no. houses, comprising:
- 2no. Type 'A1' two storey 2633' @ 70.64m² (Affordable Housing)
 - 2no. Type 'A2' two storey 2633' @ 71.37m² (Affordable Housing)
 - 1no. Type 'A3' two storey 2633' @ 77.29m² (Affordable Housing)
 - 4no. Type 'B' two storey 3846' @ 84.04m² (Affordable Housing)
 - 6no. Type 'C' two storey 4866' @ 127.46m²
 - 10no. Type 'D' two storey 4866' @ 132.45m²
 - 3no. Type 'E' two storey 4866' @ 127.39m²
 - 2no. Type 'F' two storey 3846' @ 100.63m²
 - 2no. Type 'G1 & G2' apartments 2633' @ 62.76m² & 61.91m² (Affordable Housing)

- Car parking Provision:**
- 200% Plots 1 to 11
 - 300% Plots 12 to 25 & 28 to 32 (1no. Integral garage / external parking spaces)
 - 2no. Plots 26 & 27 (1no. Integral garage / 1no. external parking spaces)

NI:
 Subject to Local Authority Planning Approval:
 Title Boundary Key:
 ■ ■ ■ ■ ■ Title No. CU227760
 ■ ■ ■ ■ ■ Castle & Coates Housing Association Ltd.
 ■ ■ ■ ■ ■ Title No. CU27006
 ■ ■ ■ ■ ■ Cumbray County Council
 ■ ■ ■ ■ ■ Title No. CU08610
 ■ ■ ■ ■ ■ South Lakeland District Council
 ■ ■ ■ ■ ■ Title No. CU08610
 ■ ■ ■ ■ ■ Option agreed with South Lakeland District Council to purchase the land.

- Existing Tree Removed
- Proposed tree

NO.	REVISION	DATE	BY
1	SITE PLAN UPDATED FOLLOWING MEETING ON 24.07.2023 & COMMENTS GIVEN CHANGED TO A2	24.07.2023	AR
2	PLANS REVISED TO 1/27/2023	27.07.2023	AR
3	PLANS AMENDED/UPDATED PLANS	20.08.2023	AR
4	COMMONS CIRCLE STORE INFO	10.10.2023	AR
5	LOCATIONS OF FINAL SWELL SLOTS	20.10.2023	AR
6	MANORSIDE BRIDGE JUNCTION REVISED	21.11.19	AR
7	MANORSIDE BRIDGE JUNCTION REVISED	21.11.19	AR
8	MANOR AMENDMENTS	13.11.19	AR
9	PLANS REDESIGNED & REVISED	11.11.19	AR
10	PLANS REDESIGNED & REVISED	08.11.19	AR
11	REVISED SITE BOUNDARY REVISED	08.11.19	AR
12	PLANS REDESIGNED	21.10.19	AR
13	OPEN SPACE & TYPE F ADDED	08.10.19	AR
14	ACCESS DRIP TO REVISED	10.09.19	AR
15	APP. SITE BOUNDARY ADJUSTED	10.09.19	AR
16	FINAL ISSUE	10.09.19	AR
17	REVISIONS	07.07.19	AR

PROPOSED RESIDENTIAL DEVELOPMENT ADJACENT BRIDGE HOUSE LAND OFF MANOR SIDE / MARKET STREET FLOOKBURGH GRANGE OVER SANDS

Prepared by:
 Henslow Property Ltd.

PLANNING ISSUE

PROPOSED SITE LAYOUT (OPTION 1A)

DATE	NO.	DATE	BY
ISSUED	01	13.08.2019	AR
REVISED	02	04.04	1.055 (AR)
APPROVED	03		

FORWARDED BY:
 HENSLAW PROPERTY LTD.
 10, CHURCH STREET, FLOOKBURGH, CUMBRIA, LA5 7JH
 TEL: 01524 751100
 EMAIL: ADMIN@HENSLAWPROPERTY.COM

PLAN NO: 14067

SCALE: 1:200

DATE: 12

REVISION: R

Land at Manorside, Flookburgh - Planning

General:

- A pre-application planning meeting with SLDC has been held and their comments have been reflected in the current scheme design.

Affordable Housing:

- The proposal meets the SLDC policy requirements for 35% affordable housing provision resulting in 11 new affordable homes for Flookburgh.

Highways Access:

- Cumbria Country Council as Highways Authority have been consulted and highways access plans refined to meet the necessary design standards.

Public Open Space:

- The design incorporates two areas designated for public open space optimizing the amount of space for size of scheme.

Flood Risk:

- A very small area of Flood Zone 3 sits within the far South West corner of the site. The scheme design ensures this does not affect the housing and has located car parking within the affected area.

Land at Manorside, Flookburgh - Timing

- Amrock ideally intend to submit an outline planning application for the proposed scheme within the next three months. There are however two key enabling transactions which need to be completed before the application can be submitted.
- Agreement has been reached with SLDC to acquire a small parcel of land to enhance the access to the site from Manorside. The transaction has SDLC approval and is presently in solicitors hands.
- Agreement has also been reached in principle with the Holker Estate who have mines and mineral rights reserved over part of the site. This transaction is also in solicitors hand and being progressed.
- Once these two transactions have been concluded, Amrock will be able to progress the submission of the planning application.

Land at Manorside, Flookburgh

- Amrock appreciate that residential development proposals are often highly emotive. We have however spent considerable time refining the design to strike a balance between the commercial necessities of financial viability and meeting all of the key planning requirements including the full provision of affordable housing.
- We welcome this opportunity to outline our proposals to the Parish Council and hope that the scheme will be supported in meeting the needs of the local community.
- We are happy to take any questions during the meeting and provide contact details below should there be any questions subsequently:

CONTACT DETAILS:

David Haigh
Amrock Property Ltd
07515-696 286
david@amrockproperty.co.uk

Geoff Player
Taylor Brooks
07753-929 359
geoff.player@taylor-brooks.co.uk