



The Property People

Regent House
13-15 Albert Street
Harrogate HG1 1JX

T: 01423 523423
F: 01423 521373

**South Lakeland District Council
Local Development Framework
Land Allocations DPD**

Land at Westbrook, Sandside, Milnthorpe

On behalf of Messrs Griffiths

4 January 2011

CONTENTS

1.0	INTRODUCTION	3
2.0	SITE AND SURROUNDINGS	4
3.0	FUTURE HOUSING AND EMPLOYMENT PROVISION	5
4.0	DELIVERABILITY OF OUR CLIENT'S SITE	6
5.0	CONCLUSION	9
APPENDIX 1 –	MAP OF PROPOSED ALLOCATION AT WESTBROOK, SANDSIDE, MILNTHORPE	

1.0 INTRODUCTION

- 1.1 These representations are submitted on behalf of Messrs Griffiths in the promotion of his land at Westbrook, Sandside, Milnthorpe for allocation for housing and/or employment purposes within the Land Allocations DPD.
- 1.2 Carter Jonas LLP is keen to work with the Council in bringing forward the Land Allocations DPD and other LDF documents. When adopted the Allocations Document will allocate land to meet the development requirements of the district for next 15 years and beyond.
- 1.3 These representations seek the allocation of our client's land at Westbrook, Sandside for housing and / or employment purposes to meet the needs of the settlement. These representations consider the site-specific merits of our client's land and demonstrate that it is suitable for allocation.

2.0 SITE AND SURROUNDINGS

- 2.1 These representations are seeking the allocation of our client's land at Westbrook, Sandside Milnthorpe. The site is approximately 0.9 hectares in size and is used as domestic grounds associated with the residential property called Westbrook. There are a number of trees on the site – none of which are protected.
- 2.2 The land is located on the northern side of Carr Bank. To the north of the site are Westbrook and Plantation Cottage. To the south of the site is Carr Bank Garden Centre. To the west, the site borders directly onto Park Road (B5282), whilst to the east is Nuns Avenue, a number of residential properties and an agricultural field. The site clearly forms part of the built up area of Carr Bank.
- 2.3 Storth/Sandside and Carr Bank are largely linear settlements. These settlements function as a single contiguous built up area. They offer a range of services and facilities, including a primary school, convenience shop, pub, village hall, church, and bus service.
- 2.4 The settlement is situated within the Arnside and Silverdale Area of Outstanding Natural Beauty. The AONB was designated because of its natural beauty, landscape, flora, fauna, and geological interests. The proposed allocation would not have any impact on the 'special qualities' of the AONB.

3.0 FUTURE HOUSING AND EMPLOYMENT PROVISION

Meeting Housing and Employment Needs of Storth/Sandside and Carr Bank

- 3.1 Carr Bank is defined as a low order settlement where a limited amount of development will occur to support the social and economic viability of the community whilst also minimising the impact on the countryside.
- 3.2 However, the site is also contiguous with Storth/Sandside, which is classed as a Local Service Centre, where new development will support local services and meet local housing and employment needs. Saved Policy H5 of the South Lakeland Local Plan 2006 & Alterations (LP) identifies Storth/Sandside as a settlement suitable for small-scale residential growth.
- 3.3 We consider that the site is capable of meeting the housing and employment needs of both Storth/Sandside and Carr Bank due to its position between the two settlements. The site forms part of the area referred to in the Council's draft Strategic Housing Market Assessment, 2009 (SHMA) as Rural Kendal. The SHMA indicates that there are high levels of demand within the area associated with existing and newly forming households. This is compounded by the failure to meet the RSS housing requirement for the previous 5 years. The shortage of housing is demonstrated by the Council's 2006 South Lakeland Housing Needs Survey, which indicated that 949 people had difficulty finding a suitable home locally in the previous 5 years.
- 3.4 We consider that the site would be able to deliver a range of housing and employment uses. The size of the site would allow a range of housing types and employment units to be delivered in accordance with Policies CS 6.2 and CS7.1 of the Core Strategy. The scale of development would also allow 35% of the dwellings to be affordable. To allocate a smaller site would significantly lessen the benefits delivered to the community.

4.0 DELIVERABILITY OF OUR CLIENT'S SITE

LAND AT WESTBROOK, SANDSIDE, MILNTHORPE

4.1 We consider that land at Westbrook, Sandside, Milnthorpe should be allocated for housing and/or employment purposes. The site is fully 'deliverable' within the meaning of Planning Policy Statement 3 and Planning Policy Statement 4 and therefore suitable for allocation for employment purposes and inclusion in the first phase of housing land releases. Paragraph 54 of PPS3 states that for a site to be deliverable it must be: -

- Available
- Suitable; and
- Achievable

AVAILABLE

4.2 The site is available. It is within the ownership and freehold control of my client. There are no legal impediments, need for land in third party ownership, or known constraints that would impede deliverability. My client is committed to bringing forward the site when required by the Council.

SUITABLE

4.3 The site is located on the southern side of Carr Bank. Policy CS1.2 in the Core Strategy defines Carr bank as a 'smaller village' within the settlement hierarchy where development will be limited to infilling and rounding off of the village and that which is necessary to support the social and economic viability of the settlement. However, the site is only approximately 180m from the southern edge of Storth/Sandside and is within reasonable walking distance (PPG13 – 2km walking distance) of the services and facilities within the village. Storth/Sandside is classed as a Local Service Centre and therefore suitable for further growth. The allocation of the site would make a valuable contribution towards meeting the housing and/or employment needs of both Storth/Sandside and Carr Bank.

- 4.4 The Core Strategy recognises that Kendal and its rural area, (including Storth/Sandside and Carr Bank), has good accessibility to the main transport links i.e. M6, A6 and West Coast Main Line. The site also benefits from a regular bus services and is accessible to a train service in nearby Arnside. Storth/Sandside also has a primary school, which is currently significantly under proscribed. It is clear that Carr Bank and Storth/Sandside is a sustainable location and has the infrastructure to support significant levels of growth. This level of growth is necessary to ensure the services and facilities within the settlement remain viable. On this basis, we consider that these settlements should accommodate a significant proportion of the growth allocated to 'Local Service Centres' and 'Villages' and should be providing a minimum 150 dwellings and associated employment land over the plan period. The allocation of the land at Westbrook would make a valuable contribution towards meeting this requirement.
- 4.5 The allocation of land at Westbrook would represent a rounding off of the northern extent of the village. The site is currently in domestic use and is significantly different in character to the countryside to the west. The site is bordered on three sides by development and is separated from the open land to the west by Park Road (B5282). The site clearly forms part of the built-up area of the village. As such, the allocation of the site and its subsequent development would not harm the character and appearance of the settlement and would not lead to encroachment into the countryside. It would equally preserve the 'green gap' between Carr Bank and Storth/Sandside.
- 4.6 It appears that there is a discrepancy between the Council's Strategic Flood Risk Assessment (SFRA) and Land Allocations Emerging Options for Consultation – Map of Emerging Site Options. The SFRA shows that the site is within Flood Zone 1 whilst the allocation document shows the site comprising of a mixture of Flood Zone 3a, 2 and 1. On this basis, it is not clear which flood risk zone is applicable to the site and therefore we are promoting the site for either employment purposes and/or residential uses consistent with the level of flood risk.
- 4.7 The land at Westbrook is located within the Arnside and Silverdale Area of Outstanding Natural Beauty. The proposed allocation would not harm the distinctive character and landscape of AONB. The location of the site within the built up area of the settlement means that the special qualities of the AONB and the settlement character of both Carr Bank and

Storth/Sandside would be preserved. The proposal fully complies with policy CS8.2 in the Core Strategy.

- 4.8 A suitable vehicular access could be achieved onto Park Road which has the necessary capacity to support the allocation without compromising highway safety and efficiency.

ACHIEVABLE

- 4.9 Paragraph 54 of PPS3 states that for a site to be achievable there should be a reasonable prospect that housing will be delivered on the site within five years. We consider that the site is achievable for both housing and employment purposes and there are no insurmountable major constraints that would prevent the deliverability of the site.

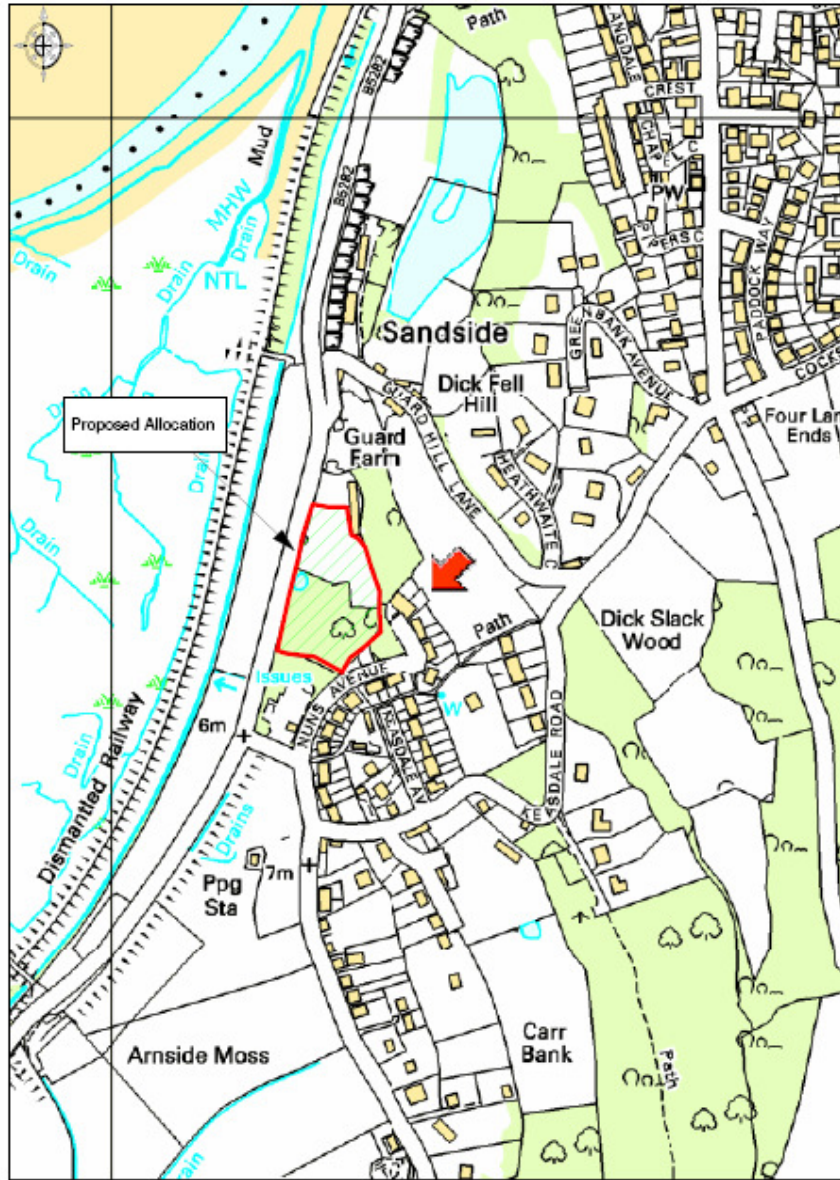
CONCLUSION

- 4.10 The representation has demonstrated that the Land at Westbrook is fully deliverable as it is available, suitable, and achievable.

5.0 CONCLUSION

- 5.1 Carter Jonas LLP is instructed to submit the land at Westbrook, Sandside, Milnthorpe for consideration as a housing and/or employment allocation in the emerging Land Allocations DPD. It is considered that the site submitted through these representations should be carried forward as a 'Preferred Option' for Carr Bank and Sandside/Storth.
- 5.2 In moving forward, we would welcome further dialogue with the Council to ensure that the site is brought forward.

APPENDIX 1 – MAP OF PROPOSED ALLOCATION AT WESTBROOK, SANDSIDE, MILNTHORPE



Ordnance Survey © Crown Copyright 2015. All rights reserved. Licence number 100022448. Scale 1:5000

Land at Westbrook, Sandside, Milnthorpe
Client Messrs Griffiths

