

## Arnside &amp; Silverdale Area of Outstanding Natural Beauty (AONB)

## Development Plan Document (DPD)

## Issues and Options Consultation

## Consultation Response Form



## How to make comments

You will need to consider the AONB DPD Issues and Options Discussion Paper, site suggestion maps and draft Sustainability Appraisal Scoping Report before making your response. These documents can be found via the Arnside & Silverdale AONB website:

[www.arnsidesilverdaleaonb.org.uk](http://www.arnsidesilverdaleaonb.org.uk) and at libraries in Arnside, Carnforth, Kendal, Lancaster, Milnthorpe, Morecambe and Silverdale as well as at the locations mentioned on the right.

You only need to fill out one copy of your contact details. However, **please fill in a separate response form for each section you wish to comment on.** Please indicate in the box provided on the contact details form the total number of pages in your response.

To assist us in processing the responses in a resource efficient way, we encourage you to make your comments electronically at:

<http://applications.southlakeland.gov.uk/ldfconsultation/>

Alternatively, you can complete this form and email it to: [developmentplans@southlakeland.gov.uk](mailto:developmentplans@southlakeland.gov.uk) or post it to:

**Development Plans Manager  
South Lakeland District Council  
South Lakeland House  
Lowther Street, Kendal, Cumbria LA9 4QD**

You may also hand the form in at the address above or at:

- **Customer Service Centre, Town Hall,  
Dalton Square, Lancaster LA1 1PJ**
- **Customer Service Centre, Town Hall,  
Marine Road East, Morecambe LA4 5AF**

- **Arnside & Silverdale AONB Offices,  
The Old Station Building, Arnside LA5 0HG**

If you require additional copies of the form, please call: **01539 793388** or email:

[developmentplans@southlakeland.gov.uk](mailto:developmentplans@southlakeland.gov.uk).

You can also pick one up from the council's offices and the local libraries listed above left.

Please ensure that your comments reach us by 5pm on **Friday 18 December 2015**.

## Your contact details and privacy

Anonymous comments will not be accepted. Please note that comments cannot be treated as confidential and will be made available for public inspection. Your submitted comments will be used to help inform the preparation of the AONB DPD. Contact details submitted electronically will not be available to view by the public. Signatures and private addresses will not be made public.

Any data that you supply will be held in accordance with the Data Protection Act 1998.

## Any questions

If you need help to complete the response form or require any further information regarding this consultation, our Development Plans team will be pleased to advise.

## Contact details

Tel: **01539 793388**

Email:

[developmentplans@southlakeland.gov.uk](mailto:developmentplans@southlakeland.gov.uk)



## Your contact details

### Your details

Organisation:	YEALAND RESIDENT
Name:	VALERIE COOKSON
Address:	
Postcode:	
Telephone:	
Email*:	

### Your agent's details (if you have one)

Organisation:	
Name:	
Address:	
Postcode:	
Telephone:	
Email*:	

\*We aim to minimise the amount of paper printed and sent out. Therefore, please provide an email address if you have one – where an email address is supplied, future contact will be made electronically.

This response contains ☒ pages including this one (please indicate).

If you have any questions, or wish to be removed from our consultation database, please call the SLDC Development Plans team on tel: **01539 793388**.

If you would like a copy of this document in another format such as large print, Braille, audio or in a different language, please call **01539 733333** or email **customer.services@southlakeland.gov.uk**



# Arnside & Silverdale Area of Outstanding Natural Beauty (AONB)

## Development Plan Document (DPD)

### Issues and Options Consultation

#### Consultation Response Form

Please use this form to comment on the AONB DPD Issues and Options Discussion Paper, draft SA Scoping Report and the sites put forward for consideration. **Please complete a separate sheet for each section or site you wish to comment on** and, if appropriate, give the question number you are commenting on.

**Please indicate which section of the Issues and Options Discussion Paper your response relates to:**

Section	Tick (✓) as appropriate
1. Introduction	
2. Background	
3. Evidence base	
4. Vision and objectives	
5. Policy Issues	
6. Options for meeting the objectives and delivering the vision	✓
7. Delivery of development	

Please make your comments below on the section you have selected.

**As relevant**, please make reference to:

- the **paragraph number** you are referring to;
- your preferred **option**
- the **question number** asked in the Discussion Paper that you are responding to
- the **reference number** of the site you are commenting on

Paragraph Number:	PARAS 6.13, 6.17, 6.18.
Preferred Option:	
Question Number referred to:	27
Site reference Number:	7100



**Your comments**

see enclosed correspondence

(Continue on a separate sheet if required)

**Are there any topics or issues that you think we have missed or that you wish to raise?**

(Continue on a separate sheet if required)



Development Plans Manager  
South Lakeland District Council  
South Lakeland House,  
Lowther Street,  
Kendal LA9 4DQ

14 December 2015

Dear Sir

**Issues and Options Discussion Paper**

My comments relate to the identification of sites suitable for development in the AONB and specifically Site Y100 located in Yealand Redmayne north and east of the Meadows.

In 2011 in a letter to Maurice Brophy, the Planning and Housing Policy Manager at Lancaster City Council I set out a number of concerns about the suitability of this site for development and all remain extant. A copy of my letter of 15 September 2011 is enclosed. I now have additional concerns resulting from a change of ownership and also in the context of it being a suitable site within the AONB area.

**My comments are made in consideration of Q27 - Have you any comments on any of the sites put forward - Paras 6.10 - 6.20 of the Discussion Paper**

**Para 6.13**

**Site availability:** My understanding is that this site, as part of the Local Development Framework, was put originally put forward by Yealand Redmayne Parish Council in agreement with the then owner, Andrew Walker. The site has since been sold and my understanding is that the current owner has no plans to offer this site for development at the current time.

**Covenants:** In 2011 the proposal stated that the only possible access to the land is through the very narrow residential road in The Meadows. However when the land was sold 3 years ago access via Silverdale Road was, I understand, part of the sale contract. This access is by a farm track, the first part of which is Hill Top Close a private road owned by myself and the owner of The Dairy, a property on Silverdale Road. We are obliged to give right of way over Hill Top Close, a single track, but this is to agricultural land and I would resist any attempt by a developer to change the



terms of the covenant. My point therefore is that access to any development would be through the Meadows.

**Para 6.17**

I do not consider that the site meets all the criteria for assessing sites.

I have commented above on what I believe to be the views of the current owner with regard to the release of the site.

The site is in the region of 1.5 hectares and therefore potentially could accommodate a significant number of houses. Development of this site would constitute a major development which I consider could not be demonstrated to be in the overriding public interest. Should the AONB embrace the paragraph 116 of the NPPF (paras 2.17-2.19) this would constitute a major development which is totally incongruous with the Yealands which does not currently meet the criteria for Sustainable Rural Settlement status.

**Para 6.18**

On the basis of the above I believe that the site should be excluded from further consideration. However should this not be the case I have the following concerns..

**Sustainability:** The Yealands has secondary settlement status and as such would require a huge investment in infrastructure improvements if it is to sustain significant increases in housing numbers.

**Landscape and settlement:** Major development of this site would distort the housing balance in the area and would have an adverse affect on the landscape.

**Accessing the site:** I have commented above on this and in my 2011 letter

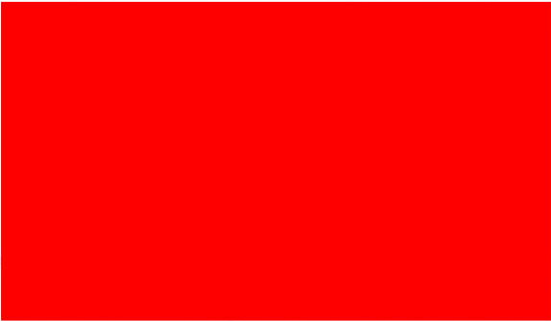
**Infrastructure:** My earlier letter made reference to the fact that the site is not served by mains drainage or sewerage systems. Additionally the area is susceptible to surface water run of which collect in the fields below the site and ultimately feeds into the very low lying land surrounding the Village Hall and school, an area prone to serious flooding. Further development could exacerbate the problem.

I trust you will give due consideration to the views expressed.

Yours faithfully

A solid red rectangular box used to redact the signature of Valerie J Cookson.

Valerie J Cookson (Mrs)



**Maurice Brophy**  
**Planning and Housing Policy Manager**  
**PO Box 4 Town Hall**  
**Lancaster LA1 1QR**

**15 September 2011**

**Dear Sir**

## **LOCAL DEVELOPMENT FRAMEWORK**

I write regarding the proposal to allocate land in Yealand Redmayne as a possible site for future development; specifically to question its suitability. I would like to raise a number of issues which largely relate to infrastructure concerns.

## **MAINS SEWERAGE**

Currently 48 properties in this area of Yealand Redmayne are served by a Klargester Bio-disc treatment plant which is located on the land identified for development. Residents/the council have in recent years had problems with the existing sewerage arrangements and it is difficult to imagine what the impact of adding a further 40 households the existing system would be. Can residents assume therefore that if the proposed development went ahead that mains sewerage would be included as part of it?

## **ACCESS**

The proposal states that the only possible access to the land is through a very narrow residential road in The Meadows. In my view this is totally inadequate for traffic for 40 additional houses particularly as the village is served by poor public transport and as a consequence such housing would possibly only attract people with a least one car per household.



## **SAFETY**

Travelling around the village by road and on foot is already problematic. There are areas of road not wide enough for cars and commercial vehicles to pass and in the 5 years I have lived in the village the situation has got worse. There are few pavements in the village and the stretch of road from the Meadows to the school and Village Hall is particularly dangerous. Children are unable to walk to school unaccompanied and currently because of the number of vehicles used for school runs and children and parents walking unavoidably in the road it is sensible for other road users to avoid travelling at particular times of the day. Additional housing will considerably increase the number of children/vehicles and this would make an already difficult situation much worse.

## **AMENITIES**

Yealand Redmayne and the Yealands as a whole are not well served with social/commercial amenities. The nearest convenience shops are on the A6 or in Warton. The former being only accessible by car. Whilst we currently have a limited bus service to Carnforth in the time I have lived in the area its viability has been constantly under review. If such a development were to go ahead would it include improvements to amenities?

I trust you will give due consideration to the views expressed

Yours faithfully

Valerie J Cookson (Mrs)