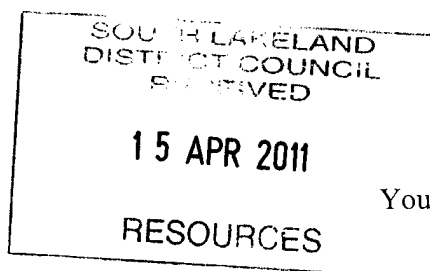


Dallam Tower Estate

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Mr A McNeill
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal, LA9 4DL



Our ref: DTE/16/M

Your ref: AmcN/60.12.47

14th April 2011

Dear Alastair

***Dallam Tower Estate – SLDC Local Development Framework
Land Allocations – consultation on emerging options***

I would refer to the recent correspondence received in connection with the emerging option documents. I write to confirm the Estate's preference for the majority of any land within its ownership to be released for residential use within Milnthorpe being in plots **R151M and R462M** to the East of the town centre. The reason for the preference for towards this site is that in our opinion it is:

- **Sustainable:** in that can benefit from a pedestrian link to the core facilities within Milnthorpe.
- **Accessible:** access can be provided relatively easily from the A6 at the southern end of the town.
- **Aesthetically preferable:** the site is below the horizon and would not impact upon the visual amenity in the way that site M9M2 possibly would.
 - The access to and the southern aspect of the site could be screened by sympathetic tree planting as part of a landscaping scheme in the fields lying to the south of the proposed site rather than within the site as currently drawn in the emerging options plan. Strategic planting of individual or small clusters of trees would provide screening without resorting to shelter belt planting which ultimately draws attention to a site. As this land is within the ownership of the estate there would be no problem in preparing a suitable landscaping proposal.
 - As the site sits below the horizon the majority of the site would be screened by the existing built environment.
- **Deliverable:**
 - Any site within Milnthorpe will require an upgrade of the service infrastructure including the foul waste treatment plant. As it is the intention through the LDF process to provide approximately 200 new houses within the Milnthorpe area over the plan period it is understood that this will require a structural upgrade from the service provider United Utilities. The proposed site is accessible to the existing service infrastructure in that it would gravitate to the existing main sewer. We understand that an upgrade will be required to the pumping station within the village but that this will be incorporated within United Utilities bid for funding in 2014.
 - An upgrade of the electricity network will probably be required to service the site. The proximity of the substation on Whassett Lane would we understand enable the increased load to be delivered to this site.

- The other infrastructure requirements such as employment and school places need to be addressed by the Council in terms of the facilities required for a significant increase in the population of the town. We understand that this will be dealt with at a strategic level.

Sites M9M1 and M9M2

These sites have been proposed within the emerging sites document for employment/residential use. I would point out that the Estate did not originally propose these sites for inclusion within the LDF process. The reason for this is that the Estate holds a general presumption against significant development in this area, particularly as the land form rises. Consideration would however be given to bringing some of this site forward if the development were retained at the lower level of the site and was appropriately landscaped. The reason for this is that the higher levels of this site are visually intrusive, particularly from the southerly approach to Milnthorpe. We feel that for this reason this site is secondary in terms of location and topography to site R151M and R462M. It has previously been noted that there should be mixed employment and residential development on this site. We feel that this is not commercially viable and that the proximity of the site to the commercial use of site M30 will detract from the residential amenity of site M9M2.

- **Sustainability:** We do not feel that this site is as sustainable as the sites R151m and R462M as it is further removed from the core facilities of Milnthorpe.
- **Accessible:** Highways access would we suggest need to be off the main A6 unless traffic improvement measures are implemented to improve the traffic flows on Park Road.
- **Deliverability** - so far as deliverability is concerned sites M9M1 and M9M2 will we understand require the same infrastructure upgrades as R151M and R462M.
 - These sites are however closer to the main sewage treatment plant on Marsh Road and a direct connection would therefore be possible if required rather than connecting to the existing sewer system, which requires upgrading. The land between the proposed site and the treatment plant is within Estate ownership so the installation of a rising main would not be a problem. An electrical connection should be available at the Houghton Parkhouse site as this supply has recently been upgraded.

Site RN57M - Milnthorpe

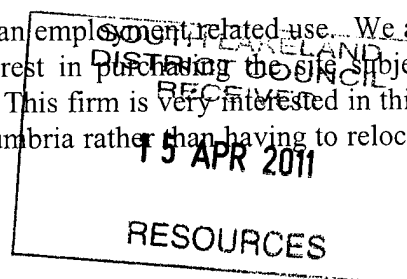
The Estate is willing for this site to be promoted should it be suitable/desirable for residential use. We would imagine that due to the relatively small nature of this site all of the infrastructure is in place to enable the connections to the utility networks and highways. The Estate does have a reserved right of access through the hammerhead to the west of the site to enable access down onto the A6. I understand that there is a concern from the Highways Authority regarding continuous pedestrian access from the site to the town centre and that there is local resistance to this site. If it were deemed to be appropriate for residential development the site would be available.

Sites RN55 and RN163 – Beetham.

Both of these sites are small scale residential sites on the periphery of Beetham village. The Estate has no objection to either of these sites being promoted for residential use. Due to the limited scale of these sites we can not see any issues in terms of sustainability or deliverability.

Employment Site at Mainline Industrial Estate

The Estate is keen to develop the site shown as E13M to provide an employment related use. We are in discussions with a large local employer who is expressing interest in purchasing the site subject to improving the access as shown on the emerging documents plan. This firm is very interested in this site because it will enable them to retain their base of operations in Cumbria rather than having to relocate to Lancashire.



The proximity to J35 and J36 of the M6 is a great attraction to them and this site, with the proposed revised access, would meet their operational requirements. In addition we have received further interest from a manufacturing company with a similar requirement for work space based within Cumbria.

Deliverability: As the site of a former dairy we understand that there is sufficient electrical load to service an extension to the business park. We appreciate that there may be constraints on this site in terms of waste treatment as a connection to the treatment plant in Milnthorpe is likely to be unviable as it would be necessary to install a rising main to the pumping station on Whasset Lane. This is however technically possible as a route is available through Estate owned land and could be investigated further. A more cost effective solution may prove to be a package treatment plant. As the Estate owns the adjoining land it would be possible to discharge treated flows direct to the watercourse subject to meeting the Environment Agency's permitting requirements.

We therefore believe that there is latent demand for this site as proposed within the emerging options document together with the revised access which has the benefit of improved highways visibility splays and separation of traffic flows from the current site access.

I trust that this provides you with all the information that you require in respect of your consultations with regard to the Milnthorpe sites. If however, you require any further information or would like to discuss this further, please do not hesitate to contact me.

Yours sincerely



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on behalf of Dallam Tower Estate
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