



# **ARNSIDE & SILVERDALE AREA OF OUTSTANDING NATURAL BEAUTY DEVELOPMENT PLAN DOCUMENT**

**DRAFT PLAN FOR CONSULTATION NOVEMBER 2016**

**LAND TO THE EAST OF ST JOHNS AVENUE, SILVERDALE  
(part of S50)**



**Our ref: CNG/428/CSL**

**JANUARY 2017**

**Christopher Garner** BA (Hons) BTP MRTPI

Garner Planning Associates Ltd. Registered No. 7416102 at Companies House, Cardiff

Stramongate House, 53 Stramongate Kendal, Cumbria LA9 4BH Tel: 01539 734365

[www.garnerplanning.co.uk](http://www.garnerplanning.co.uk)

## Introduction

These representations are prepared on behalf of the Sarah Burrow Trust (c/o Mrs K. Wildman) the owners of land east of St. John's Avenue (S50).

The whole site (approximately 4.47ha) was previously submitted for consideration, by persons unknown, and then withdrawn from consideration without the agreement of the beneficiaries. As a result further serious consideration of a housing allocation of all, or part, of S50 was not given by the joint planning authorities.

The landscape impact of developing the whole site for 100 dwellings has been considered by the joint planning authorities. The conclusion of the landscape appraisal was that the development of the site for a development of this size would result in the loss of an important landscape.

The Trust do not propose that the whole site is developed for housing but instead an area comprising 1.066 ha at the northern end of S50. This area is low lying and for any views from the north east, east and south east there would be a backdrop of existing housing and therefore no adverse impact on the landscape.

The extent of the area considered suitable for development is indicated on the attached plan. The area indicated is considered to have the potential to accommodate approximately 16 dwellings, with housing perhaps arranged in an arc continuing on from the existing four houses, with further houses backing onto existing dwellings on St Johns Avenue.

A scheme of approximately 16 dwellings would be of a scale to support an affordable housing contribution. 16 dwellings represents a low density but, a higher density could be accommodated if preferred.

Appropriate landscaping can form part of any housing development to soften the new edge of settlement.

## Comments on AONB Draft Local Plan

- 1.2.7 Silverdale has a population of 1326 but the intention is to provide for just 6 new dwellings in the plan period.

The Housing Needs Survey Report May/June 2014: Silverdale Parish has been prepared as part of the plan preparation process. The focus is to establish affordable housing requirements over a 5 year period.

Among the statistics the fact that 33.3% of the population are over 65 and 87.9% of households are owner occupied are particularly notable (Section 2). Inevitably there will be housing needs associated with an ageing population.

The HNS Report concludes there is an affordable housing requirement of 21 dwellings in a five year period. Assuming the Local Plan is to have a 15 year plan period, then affordable housing needs are likely to be in the order of 63 dwellings. If one applies the suggested 50% affordable housing requirement, one would need to identify land for 126 dwellings to meet affordable housing needs.

There are of course wider housing needs beyond just affordable housing needs e.g. those generated by a high percentage of persons over 65. The Lancaster Local Housing Needs and Demand Survey 2011 refers to a significant projected growth in persons over 65 (see 1.4.2).

There are other housing needs to be met. The NPPF states:-

“50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities local planning authorities should:

- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own home...”

The objective for Silverdale should be to seek to ensure a lively and diverse community. The provision of family housing would assist in achieving this where those new local families support local services and ensure the continued viability of the local primary school.

Whilst it may be correct for the AONB Local Plan not to meet all generated housing needs within the AONB area, the degree of under provision of housing in Silverdale is particularly significant. With this in mind it is considered that where there are suitable sites, the opportunity should be taken to seek to provide for housing needs. Larger sites are able to accommodate a range of local housing needs. The northern part of site S50, as indicated on the attached plan, is such a suitable site, where there would be no adverse impact on the landscape.

## 16 AS04 – Housing Provision

- 4.1.1 The NPPF’s objective is for the delivery of a wide choice of homes, widen opportunities for home ownership and the creation of sustainable, inclusive and mixed communities and for planning authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (paragraph 50).

The first of the Key Recommendations of the Lancaster Local Housing Needs and Demand Survey -2011 is:-

- “Ensure that future new development provides a mix of housing types and sizes to meet the needs of all households.”

Again, to be clear meeting local housing needs is not just about meeting affordable housing needs, there are wider housing needs that can be met on each housing allocation.



Policy The requirement for 50% affordable housing is not considered deliverable by the authority's own AONB Viability Study. The danger of suggesting high percentages of affordable housing is the actual outcome is no affordable housing or other housing that meets local housing needs is in fact delivered.

References to local occupancy restrictions are a concern. Such restrictions impact upon market value and mortgage availability and have not been taken into account in the Viability Study. References to restricting occupancy should be deleted.

#### **AS16 – Proposed Housing Allocations**

Policy The area indicated on the attached plan should be added to the list of Proposed Housing Allocations with a site area of 1.066 ha and an estimated number of dwellings as 16 dwellings.

#### **AS216 – S50 part Land east of St Johns Avenue, Silverdale**

A new policy will be required to accommodate the proposed allocation in a format similar to AS18 to AS27.

Land east of St Johns Avenue, Silverdale  
Proposed Housing Allocation

