

AT/LWJ/2619-05 LPA

11 December, 2015

Please reply to our office in: **Kendal**

Transmission by email only to: developmentplans@southlakeland.gov.uk

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

Dear Sirs

**Consultation Response – Site A7 High Close, Knott Lane, Arnside
Arnside & Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document
(DPD) Issues & Options Discussion Paper November 2015**

I am pleased to note that the above site has been indicated in the Map Book for the Call for Sites. I am simply writing to confirm that my client is still interested in putting the site forward and I enclose our original representation again, for your information.

Yours sincerely



Andrew Tait

Email: 

Enc: Call for Sites Submission (copy)

Partners

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AT/LWJ/2619-02 LPA

3 February, 2015

Please reply to our office in: **Kendal**

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Development Plans
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
LA9 4DL

Dear Sirs

**Arnside & Silverdale AONB Development Plan Document – Call for Sites
Site at High Close, Knott Lane, Arnside, LA5 0AZ**

I have been notified by the Council of the Call for Sites within the Arnside & Silverdale AONB.

In response to this I would like to put forward my client's site at High Close, Far Arnside which is outlined in red on the attached OS site location plan. In essence the site is the considerable landscaped garden ground of a property known as High Close. The property is accessed directly off Knott Lane opposite The Grange development.

The site itself consists of significant landscaped gardens with a single house and an outbuilding to the rear of the house. The intention would be to site a small number of properties in the order of 6 to 10 units on natural platforms within the grounds of High Close. There are a number of significant trees but these are well spaced and any development can be sited in the spaces between the trees. In addition it is proposed that the outbuilding to the rear of the house is converted to a single dwelling as it is considered that such a proposal would comply with planning policy on conversions, in principle, while providing additional housing within the village of Arnside.

Arnside is the largest settlement in the AONB and because of this is it considered as a relatively sustainable location for development because of the range of services provided at the village. The

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Consultant

Brian Barden Dip TP MRTPI

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3 February, 2015

site can adequately be serviced from Knott Lane for a small number of dwellings. Consequently, the site is considered to be a sustainable option for residential development.

In terms of demand I have considered the Arnside Parish Housing Needs Survey from the summer of 2014. In essence the survey is split into elements of affordable need and elements of unmet demand for open market housing. Overall there is a tendency for need in the 2, 3 and 4 bedroom range and the site could adequately cater for this. Given the number of dwellings put forward it is anticipated that some level of affordable housing might be sought as a result of any proposals at the site. However, the site can also respond well to the evidenced demand for open market housing where there is a tendency for an elderly population to be seeking single level housing. The site can sensibly accommodate this given its topography.

In terms of services these are readily available at the site given that there are connections to the existing house at High Close and also to The Grange development on the opposite side of Knott Lane.

Question 12 on the Call for Sites Form asks why any particular site would be sustainable in the context of the Arnside & Silverdale AONB and why in particular the site would not compromise the primary purpose of the conserving and enhancing the natural beauty of the AONB. In responding to these questions it is recognised that the South Lakeland Core Strategy includes policy CS8.2 relating to the protection and enhancement of landscape and settlement character. This chimes with the requirements of the NPPF, which considers that great weight must be given to conserving landscape within the AONB. Part of the reason why both South Lakeland and Lancaster has embarked on such a call for sites within the AONB is to focus on the smaller scale opportunities for development. In this case you will see from the form that the site is large, at 5 hectares, but it is by no means considered that all of the site should be developed and in essence it is being suggested that a small fraction of the overall site is developed with a limited number of single storey houses.

The site itself is a narrow piece of land that is screened by Dobshall Wood to the north and by woodland around the lower slopes of the Knott to the south. The character of the site is in essence a single dwelling within considerable landscaped gardens and while it is proposed to add a number of houses within those gardens, the intention is that the landscape character would remain the same with a small number of houses scattered in a dominant landscaped wider area. Any houses would take advantage of natural platforms that are within the garden ground. The fact that the site is well screened from Arnside Knott and from the remainder of the village to the north means that any domestic curtilages would not be seen in the landscape apart from the access road that leads into the site.

Given the intention is to retain the existing landscape character, reinforced by the potential to provide additional landscaping, the proposal would not lead to any significant adverse effect or harm the landscape quality. I am of the view that the site would not have any detrimental impact on the environmental policies of the South Lakeland Core Strategy but it would have a positive impact by meeting to a particular housing need on a small scale within the AONB.

As well as the attached site location plan I also enclose a copy of the Call for Sites Form duly completed and trust that this is of assistance. However, should you require any additional

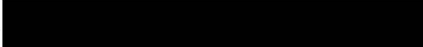
3 February, 2015

information or have any queries about this particular site please do not hesitate to contact me. If it would be of assistance my client and I would be more than willing to meet you at the site.

Yours sincerely

A black rectangular redaction box covering the signature of Andrew Tait.

Andrew Tait

Email: 

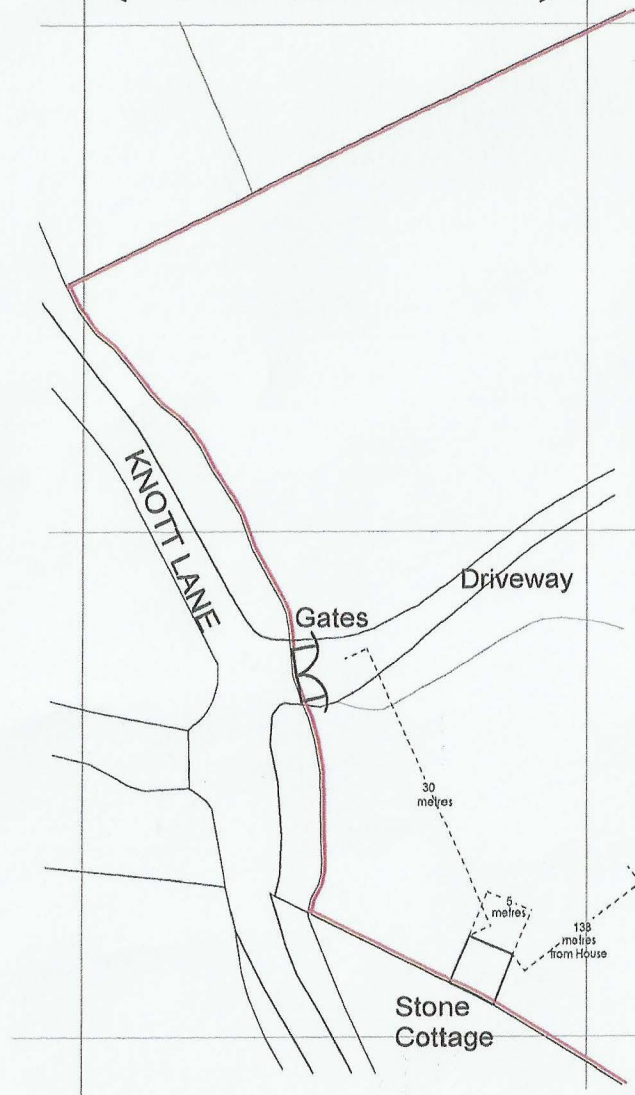
Encs:

- **Call for Sites Form.**
- **Site Location Plan.**

21/09/10806

SOUTH LAKELAND
DISTRICT COUNCIL
RECEIVED
21 SEP 2009
RESOURCES

< Grid 50 metres >



Detail Plan 1 : 500



Location Plan 1 : 2500

HIGH CLOSE

for M & C DONAGHUE

Thomas Associates Architects

Title	LOCATION PLAN
Scale	1:2500
Date	SEPT 2009
DWG No.	2472/ LOCATION PLAN