

AT/LWJ/2659-09 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 Y101 Land North East of Silverdale Road, Yealand Redmayne
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/2659-04 LPA

16 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
Cumbria
LA9 4DL

Dear Sirs

Arnside & Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD) - Call for Sites

Site on east side of Silverdale Road, Yealand Redmayne, LA5 9TA

Please find attached the Site Suggestion Form duly completed in support of my client's site at Yealand Redmayne. This site is put forward in response to the Call for Sites as it is considered to be in a relatively sustainable location at the edge of the existing village. The suggestion is that the site would be able to accommodate up to 6 units arranged along the road frontage in a similar manner to existing properties immediately to the south of the site. The site has good visibility in both directions and given the adjacent residential development electricity is available close to the site. The site itself is an open agricultural field and part of a greater area of land owned by my client. However, we are mindful that an emphasis has been placed upon smaller sites being more suitable for the AONB because of the sensitivity of the landscape in the area. With regard to landscape, while the site is open it is immediately adjacent to existing development and is less prominent on the road into Yealand Redmayne from the A6 than much of the existing development at the village.

Because the site is located at a village with a number of services it is considered to be a sustainable location with good access. While Yealand Redmayne and Yealand Conyers are essentially separate communities they do in a sense share services and it is noted that there is a pub, a village hall, churches and a Primary School providing a good level of services. There is also a regular bus service through Yealand which runs between Silverdale and Carnforth and it is my understanding that there are occasional direct buses through to Lancaster. Additional dwellings at this site would help to maintain the level of services available at Yealand Redmayne and Yealand Conyers.

It is recognised that policy DM28, development and landscape impact, of the Lancaster Development Management DPD reiterates the requirements in the NPPF that great weight must be given to conserving landscape in the AONB. It is my understanding that South Lakeland District Council and Lancaster City Council are embarking on this Call for Sites based on looking at smaller

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Consultant

Brian Barden Dip TP MRTPI

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16 February, 2015

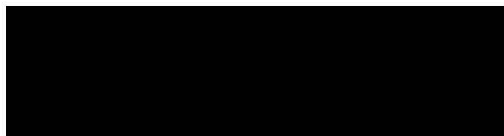
opportunities for development given the sensitive environmental nature of the AONB. In landscape terms the site is adjacent to existing development and, as mentioned earlier, is less prominent than much of the existing development in views on the connecting road from the A6 to Yealand Redmayne. Clearly, the site would be visible on entering the village from the Yealand Storrs direction but crucially a green gap between Yealand Storrs and Yealand Redmayne would remain with a natural site boundary being formed by a drystone wall at the north western edge of the site.

As with all new development there would be some level of landscape impact but my client's ownership of an area outside of the land being applied for could be used to provide some landscaping to soften the edge of any development with the transition to open countryside. In addition the north western edge of the site could be reinforced by additional landscaping to create an attractive entrance to this end of the village.

Overall the site is considered to be a sustainable location with limited landscape impacts that can be managed through mitigation. The layout of any development would conform to the general linear pattern of development already evident at Yealand Redmayne. Consequently it is considered that the site is suitable for a small number of residential units and I can confirm that my client, as a small scale developer in the area, would be interested in bringing the site forward to contribute to the housing supply needs of the area.

I trust that this letter and the attached documentation, including a site location plan, will be given due consideration as part of the Call for Sites process, but should you require any additional information or have any queries please do not hesitate to contact me.

Yours sincerely



Andrew Tait

Email:



Encs:

- Site Suggestion Form.
- Site Location Plan.

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Please return this sheet to us if you want to ma