

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 Y102, Land 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: [REDACTED]

Enc: Call for Sites Submission (copy)

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AT/JS/

25 February, 2015

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

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Development Plans
South Lakeland District Council
South Lakeland House
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Kendal
Cumbria
LA9 4DL

Dear Sirs

Arnsdale and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD) – Call for Sites – Site to the East of Silverdale Road, Yealand Redmayne, LA5 9TA

Please find the attached site suggestion form duly completed in support of my client's site at Yealand Redmayne. The site is put forward in response to the Call for Sites and is considered to be in a relatively sustainable location at the edge of the existing village. My suggestion is that the site will be able to accommodate up to three units arranged along the road frontage in a similar manner to the properties immediately opposite the site. The site can be accessed from the loop road which accesses my client's house, known as Hazel Ridge. There is reasonable visibility onto the Silverdale Road from this loop road. The site is an open agricultural field and is part of a larger square field to the rear of the site, which is also owned by my client. We have considered putting a greater proportion of the site forward but know that an emphasis has been placed upon smaller sites being more suitable for the AONB because of the sensitivity of the landscape. With regard to landscape, while the site is open it is backed in any distant views by existing houses immediately to the west on Silverdale Road.

The site is located at a village with a number of services and is therefore 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 and village hall, churches and a primary school which in total provide 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. There is a bus stop very close to the site on Silverdale Road. Additional dwellings at this location will help to maintain the level of services available at Yealand Redmayne and Yealand Conyers.

It is recognised that Policy DM 28 Development and Landscape Impact of the Lancaster Development Management DPD reiterates the requirements of the NPPF in that great weight should be given to conserving landscape within the AONB. As set out above my understanding is

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that South Lakeland and Lancaster City Council are embarking on this Call for Sites specifically looking for opportunities of a smaller scale to meet the housing needs of the area. It is understood that this is in response to the sensitive landscape of the area and it is considered to be the case with this site that it is less prominent than much of the existing development in views from the connecting road to the A6 from Yealand Redmayne. Clearly the site would to some extent be seen on entering the village but the small degree of change is not considered to be significant in terms of the integrity of the AONB.

With all new development, there will be some level of landscape change but my client's ownership of the land immediately to the rear of the site could be used to provide some landscaping and soften the edge of any development at the transition between the village and open countryside. This would positively conserve and enhance the local landscape.

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

You will be aware that I am promoting a site immediately to the north west of this for another client but point out that they are aware of each other's intentions and it is considered that these two small sites taken together would complement each other and together provide a small site with a little more capacity to deliver a higher number of dwellings.

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.

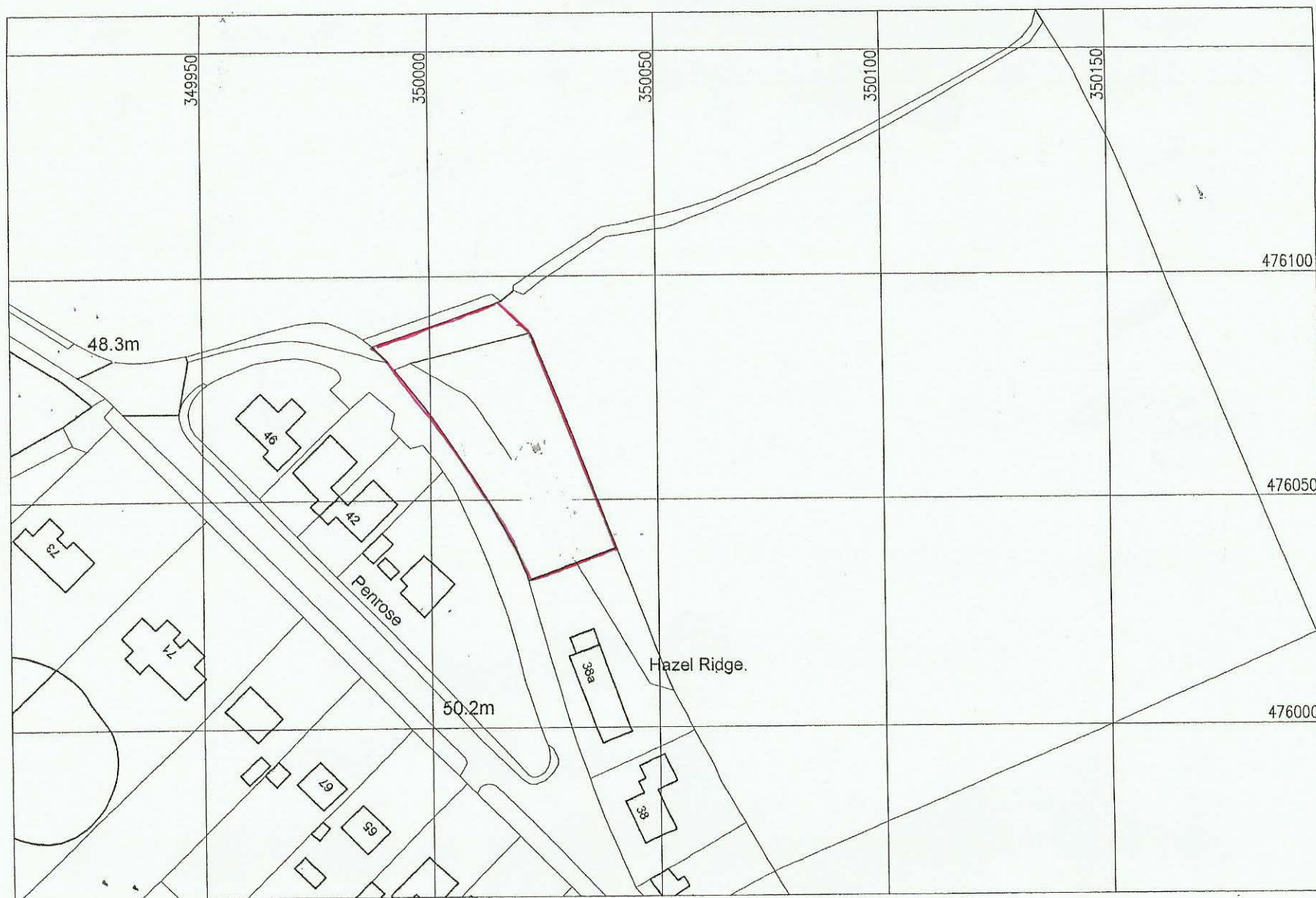
Should you require any additional information, or have any queries please do not hesitate to contact me.

Yours sincerely



Andrew Tait

Email: 



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LOCATION PLAN - SCALE 1:1250