

RESPONSE TO SLDC REGARDING THE PLANNING APPLICATION FOR MIXED USE DEVELOPMENT AT SANDSIDE/QUARRY LANE (SL/2022/1177)

Beetham Parish Council (BPC) wishes to register comments on Planning Application SL/2022/1177, which relates to the site allocated for major mixed use development in the Arnside & Silverdale AONB Development Plan Document (DPD) adopted in 2019.

BPC had supported this allocation at that time as a means to provide land for housing within the AONB and to promote regeneration of a registered brownfield site for mixed uses.

BPC recognises there are positive aspects to the redevelopment, including - improved visual quality on the B5282, provision of housing and employment uses, a Park Road footpath for pedestrian safety and an access road off the B5282 to Quarry Lane.

However, BPC also wishes to register certain concerns regarding the following:

a) Housing Issues

i) Lack of Affordable Housing

The proposal only includes 8 affordable units out of a total of 160. While it is understood that a development appraisal submitted with the application would seem to support this, it is disappointing that such a major development scheme is only able to deliver a modest affordable housing contribution, which is well below that expected by SLDC and is defined as a target within the AONB DPD.

BPC requests that this aspect be further considered as part of the Planning Application discussions.

ii) Proximity of Proposed Family Houses to Small Industrial Sites

The location of the proposed family houses is considered inappropriate because of their close proximity to small industrial sites with their inherent and unavoidable noise issues.

(b) Provision of Class E(g) Employment Uses

Beetham Parish Council is aware that there are a number of small businesses and open storage facilities which will be displaced by the development proposed in this Application.

It is disappointing to see that the application does not allow any provision for the continuation of these small businesses to operate in the Quarry Lane area.

Due to the number of local residents who are employed in the Quarry Lane area, BPC requests that every effort should be made to accommodate these businesses within the development area.

c) Drainage and Flooding

BPC is aware of the extensive studies undertaken by SD Structures and submitted as part of the Planning Application - following consultation with the Environment Agency, County Council and others - and recognises that questions of tidal flooding and drainage of groundwater will be carefully appraised when considering the Application.

An additional issue to be considered is the drainage of surface water flowing down from the proposed fourth site, which is not included in the Application.

Currently, the surface water flows down the hard standing on the proposed fourth site, across Quarry Lane, down to the Sandside Cutting public footpath, then east to join the public footpath between Quarry Lane and the B5282 where it flows directly onto the B5282.

During and after periods of heavy rain, the eastern end of the Sandside Cutting footpath and the Quarry Lane-B5282 footpath are impassable to pedestrians because of the extreme flow of water.

BPC requests that the groundwater system along Quarry Lane be designed to ensure that flow of water into the Sandside Cutting cannot occur.

d) Traffic Appraisal

BPC is also aware that the Highways Authority has been involved with pre App discussions on a range of traffic and pedestrian issues resulting in some significant improvements. However, we have not located the Transport Statement by Vectos referred to in the Application and nor have we seen a consultation response from Cumbria County Council.

BPC is further concerned about pedestrian safety and the increased traffic flow arising from the housing developments and requests that SLDC looks closely at this with the Highways Authority. The resultant increase in traffic flow may potentially have a significant impact on Quarry Lane, in Milnthorpe along Park Road, - particularly the narrow section - and at the Park Road/A6 junction.

e) Waterfront Building 4

BPC has reservations about the design of Waterfront Building 4.

This is a contemporary urban design building with a strong horizontal emphasis and a flat roof which is in strong contrast to the other apartment blocks being proposed on the site and the adjacent Ship Inn.

The precise content of Waterfront Building 4 is uncertain. Depending on the mix of uses, the design may well have to be amended, including allowance for appropriate car parking provision.

We therefore feel it may be appropriate to require the submission of a detailed design for this building as a Reserved Matter at a later date.