

## **BEETHAM PARISH COUNCIL**

- 1. RESPONSE TO LAND IDENTIFIED FOR POTENTIAL FUTURE DEVELOPMENT WITHIN THE 2015 AONB DPD ISSUES & OPTIONS DISCUSSION PAPER**
- 2. PROPOSED OPEN SPACE ALLOCATIONS**

**16<sup>th</sup> DECEMBER 2015**

Beetham Parish Council comments on the sites for development put forward in the Issues and Options Paper are shown in separate tables broadly reflecting the East and West Wards of the Parish.

Table 1: Beetham & Slackhead

Table 2: Storth & Sandside

In response to a separate request to clarify the Parish Council's views on potential Open Space allocations, these are shown in a separate table.

Table 3: Open Space

### Tables 1 & 2 General Comments

Beetham Parish Council is particularly conscious of the need to provide for both local housing need, particularly for affordable homes, and local employment. While some need generated from within the AONB can and should be met outside the AONB boundaries where it is possible to do so, there is no doubt that some provision must be made within the AONB designated area also.

The AONB is afforded the highest degree of protection from development through the National Policy Planning Framework. In considering its response to this consultation the Parish Council is aware of the need to protect the landscape character and biodiversity of the AONB, including the limestone pavement and to acknowledge the recreational importance of extensive areas of the AONB which are enjoyed by local and visiting walkers, cyclists and horse-riders. The Parish Council is also particularly aware of the need to protect the Beetham Conservation Area, its special character and setting.

The Parish Council has sought principally to promote brownfield sites which may be developed with minimum harm to the AONB or the Conservation Area. In most cases where the Parish Council has not objected specifically to any development we have raised certain issues about design or access which we feel should be addressed.

The Parish Council is also aware that many of the existing highways are narrow and sometimes single track, many even in the villages without footways. To a significant degree this is part of the attractiveness of the AONB as a whole and we would not wish to see significant widening or re-alignment of roads with

the attendant loss of trees hedgerows or stone walls. In this sense the limitations of the existing road network will limit the scale as well as location of new development.

The Parish Council has itself already promoted the development of the Travis Perkins site together with land at the rear around Quarry Lane. In promoting these site the Parish Council expects that development here would be dependent upon both a link road through Travis Perkins and the improvements to Quarry Lane.

### Table 3 Open Space

Following a request for clarification of the Parish Council's views on future allocations for Open Space, the Council would like to propose three sites:

Beetham Sports Field

Storth Recreation Ground

Land known as Dixies at Sandside

These are shown in Table 3 together with attached plans.

**Table 1: Beetham & Slackhead**

<b>Reference Number</b>	<b>Location</b>	<b>Proposed Development</b>	<b>Comments</b>
B31	Land North of Beetham Holiday Homes, Slack Head Road	Residential	Object. Further expansion of the caravan park would conflict with defined requirements for such development within the AONB and impose undue stress on the narrow access roads. The site has high landscape and biodiversity value.
B32	Land West of Mill Lane, Beetham village	Residential	Object. Unsuitable for significant residential development – access to the site is via a public bridleway and private road (Mill Lane) which is narrow and presents safety problems for pedestrians. The site has high landscape value and its development would adversely affect the character and setting of the Conservation Area.
B33	Hall More Caravan Park, Hale	Residential	Object. Further expansion of the caravan park would conflict with defined requirements for such development within the AONB and impose undue stress on the narrow access roads. The site is of high landscape and biodiversity value.
B73	Marble Quarry	Employment	Object. This former quarry forms part of a popular recreational walking area of recreational value. It includes limestone pavement and re-generating woodland and has high landscape and biodiversity value. Access is via the narrow Leighton Beck Road and would be unsuitable to support employment development.
B74	Land West of Slack Head	Residential	Object. This is not a brownfield site. While partly cleared of non-native trees it contains regenerating woodland on the edge of limestone pavement. It has high landscape and biodiversity value.
B75	Land at Deepdale, Slack Head	Residential	Object. This is not a brownfield site. It has high landscape and very high biodiversity value. It has long been accessed by the public.
B76	Land North of High Croft Lane, Slack Head	Residential	Object. This is not a brownfield site. It includes extensive limestone pavement and native woodland. It has high landscape value and very high biodiversity value. The site rises higher than it surrounds so development would be prominent and overlook surrounding properties. Access is poor potentially from a farm path which joins narrow roads at an existing junction.
B104	Leighton House, Yealand	Residential	On the understanding that the proposal is for infill development or some

	Redmayne		redevelopment within the curtilage of the site, then this might be acceptable should the development respect the form and materials of existing buildings.
B 108 B109 B110	Land opposite St Michaels Churchyard, Beetham; Land South of Meadow Bank, Church Street, Beetham; Land South of Church Street, Beetham	Residential	These three sites overlap. The whole is of high landscape value and its development would impact of the character of the Conservation Area. Access is via the narrow Church Street. However some very limited development on the eastern portion of B108/B110 might be acceptable provided the design respected the special character of the Conservation Area and of views into and from the AONB.
B112	Land West of Beetham C of E Primary School, Stanley street	Residential	This is a potential infill site. The development must respect the special character of the Conservation Area and views into and from the AONB.

**Table 2: Storth & Sandside**

Reference Number	Location	Proposed Development	Comments
B35	Old Station Yard, Sandside	Employment/ Residential	Brownfield site.
B36	The Bottom Yard, Dallam Tower	Employment/ Residential	Brownfield site. The design of any development should acknowledge the high landscape value of the site's setting.
B37	Timber Yard, Dallam Tower	Employment/ Residential	Brownfield site. Poor access. Present timber operations on the site fit in adequately with a large historic heronry. Any future development should involve careful assessment of the impact on this important feature.
B38	Land South of Quarry Lane	Employment/ Residential	Brownfield site.
B39	Quarry Lane Depot	Employment/ Residential	Brownfield site. Land to the east has high biodiversity value.

B40	Willacys Wood	Employment	Object. This site has high landscape and biodiversity value. Access is very limited.
B77	Land North East of Yans Lane	Open Space	
B78	Land North of Nun's Avenue	Residential	Development would require improvement to the un-adopted Nuns Avenue. Design should respect the high landscape and biodiversity value of the wider area.
B79	Land North of Yans Lane	Residential	Object. The site has high landscape value, very high biodiversity value. It has long-standing public access and has local recreational value. There is poor access due to single track roads at either end of the development. Development of the whole site would be excessive in relation to the size of Storth.
B80	Land West of Keasdale Road	Residential	Object. Customary footpath running through this former Parish Road stone quarry. Area used widely by public. High woodland biodiversity and landscape quality.
B81	Travis Perkins, Sandside Lane	Employment/ Residential	Beetham Parish Council has put forward the development of this site and supports provision of an access road through the Travis Perkins site to provide adequate access to development at the rear of the site.
B113	Garage Court at rear of Nuns Avenue	Residential	Acceptable if site assembly problems as a result of multiple ownership can be overcome.
B114	Land East of Carr Bank Road	Residential	Object. The site has high landscape value and very high biodiversity value. It is in close proximity to the Arnside & Silverdale Landscape Trust Teddy Heights Nature Reserve and development would compromise the symbiotic relationship between the two. Also the site has limited access and well beyond the existing built up area of the village. Access would be poor as three roads leading from the crossroads are all single lane and difficult to negotiate. Storth Road would require substantial improvement as there are no footways for much of its length.
B115	Moss Hall Farm, Carr Bank Road		Infill. Design should acknowledge the high landscape value of the immediate area.
B116	Land East of Quarry Road 1	Residential	Poor access because Quarry Lane being a single track road. Development of the site would be excessive in relation to the size of Storth.
B117	Land East of Quarry Road 2	Residential	Beetham Parish Council supports provision of an access road through the Travis Perkins site to provide adequate access to future developments in this area.

**Table 3: Proposed Open Space Allocations Beetham Parish**

<b>Map No.</b>	<b>Site Location</b>	<b>Purpose of Allocation</b>
1	Beetham Village centre	The Beetham Sports Field is used annually in July to hold the traditional Beetham Sports. It is also used often for other village events which have included fetes, music, bonfires. The site is located at the heart of the village and Conservation Area and is a critical part visual character of the village acting in as would an historic village green and provides a visual setting for the older houses at the core of the village. While this proposal is not a response to any known “threat” it would seem appropriate to formalise the importance of this open space both to the integrity of the Conservation Area and to emphasise its importance to the community. When not used for village events its use as grazing land should be assured.
2	Storth Recreation Ground	These playing fields are a very well-used public amenity. The nature of the leasing arrangements are such that on occasions there is a threat to its continuing public use. An Open Space allocation in the DPD would provide a degree of security to the continuing use of this important public facility.
2	Land known as Dixies	Dixies is a small promontory on the Kent Estuary at Sandside adjoining a coastal path which is a right of way enjoyed by both residents and locals throughout the year. Beetham Parish Council having been unable to establish ownership recently developed proposals to reinforce the banks, tidy and plant up the area, provide seating and visitor information. This has now been put on hold as a result of claim of ownership and a possible sale for uses unknown. Nevertheless The Parish Council believe this site should be allocated as Open Space with a view to future improvements for its enhancement.