



Land Allocations Consultation Room to Live, Space to Breathe

# Consultation Response Form

## Your contact details

FOR OFFICIAL USE ONLY

If you are completing a paper copy of this form please use CAPITALS and BLACK INK.

Your details	Your Agent's details (if you have one)
Organisation:	Organisation:
Name: Ellen Bernfeld	Name:
Address:	Address:
Area:	
	Postcode:
	Tel:
*Email: e...@...m	*Email:

\*We aim to minimise the amount of paper printed and sent out. Therefore, where an email address is supplied, future contact will be made electronically.

This response contains  pages including this one.

Please tick the box if you would like us to notify you when the Land Allocations Development Plan Document is submitted to the Secretary of State for independent examination and when it is adopted by the Council.

If you have any questions, or no longer wish to be consulted on the South Lakeland Local Development Framework, please call the Development Plans Team on tel: 01539 717490.

Completed forms can be sent to:

**Development Strategy Manager  
South Lakeland District Council  
South Lakeland House  
Lowther Street  
Kendal  
LA9 4DL**

# Comments about suggested site allocations (and other map designations)

Please use this form to comment on emerging options and other sites as they appear on the settlement maps. Please complete one of these sheets for every response you make.

Which site or allocation do you wish to comment on?			
Settlement	Map Number	Site reference number	Other designation – If you want to comment on something that doesn't have a site reference (e.g. development boundary, town centre boundary, green gap) please describe it here
Arnside	5	R81	
Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)			
I do not support the suggested site allocation/designation for the following use Housing .....			
Please explain your reasons (continue on a separate sheet/expand box if necessary)			
<p>I refer you to my email dated 24<sup>th</sup> February 2009 regarding the <i>LDF Allocations of Land DPD Discussion Paper</i>. I have viewed the new document showing the <i>Emerging Options for Development</i>, and would like to make some additional points. My property abuts site R81 in Arnside. I am very concerned about the proposition to build more housing on this site, on environmental grounds (covered in my earlier email), but also for a number of planning considerations.</p> <p><b>Access and Traffic Problems</b> The site is long, narrow, and enclosed on one side by the gardens of existing properties, (which are not large), and on the other by a steep wooded hill. Access is therefore possible only at either end; the resulting access road/s would make the site much narrower, much less suitable for the amount of housing sought, and presumably less attractive to a developer who would then seek to maximize the density to the further detriment of the neighbourhood. At the western end, access would be through an existing housing development which would not readily support the additional traffic, and, at the eastern end it would be close to the existing junction of High Knott Road with a narrow and potentially dangerous blind bend on Redhills Road.</p> <p><b>Redhills Road is a cul-de-sac</b> which serves the entire western end of the village. It is the only road in and out to a substantial number of houses and flats, plus for the large number of tourists who, for most of the year, by car and on foot, access the YHA Youth Hostel, the National Trust Knott, the Bay and the caravan site at New Barns. It is thus already a very busy road, plus it exits into Silverdale Road (a through route) at a hazardous and congested junction/staggered crossroads (with Orchard Road) where, daily, many cars and pedestrians come to the only shop (Averys Grocery) in this whole 'upper' part of the village.</p> <p><b>High Negative Impact</b> Properties affected adjoining this site (50 or more in Redhills Road and Lawrence Drive combined) would be inevitably blighted by a decision to infill. The cumulative effects of increased noise and</p>			

traffic pollution in a narrow confined area, with busy roads both in front and behind the properties, would have a large negative impact on the quality of life and, not least, values of the neighbouring properties, which should not be overlooked or underestimated. It is a burden too high when other, better sites (see below) are available.

### **Planning rejected on R81**

The site had been developed piecemeal over the years, but latterly applications for infill development have been rejected as inappropriate overdevelopment and urbanization. Taken in conjunction with the points raised above, I urge the SLDC not to overturn these earlier decisions – which remain informed, relevant and valid. It is not, and should never be the case, that speculative land acquisitions by construction companies inevitably lead to development – particularly if such development is unacceptably damaging to existing properties and the village environment, and if the local infrastructure does not support it.

### **Lower Impact Alternative Site**

Another site under consideration which has much better access is R693M, which is also much larger, more open, and where the majority of the neighbouring houses and gardens (far fewer than in Redhills Road and Lawrence Drive) are in an elevated position on the opposite side of the road, thereby not suffering such adverse effects. The existing road, which borders the whole site, also offers access to village amenities and shops in two directions (unlike Redhills Road), is no further from the village school and playing fields, and is substantially closer to public transport (the railway station) and the main access route into and out of the village – towards Milnthorpe and the A6.

### **Unsold Properties in Arnside**

There is a large backlog of unsold properties in Arnside (roughly 50 for sale at any time, of all types and price categories) many of which have been on the market for some considerable time – years even. There is thus no current demand for new housing on the open market, or the likelihood of it in the foreseeable future. The development approach where only a third of the housing is “affordable” is thus inappropriate for Arnside’s needs, or what the village can reasonably support.

Please give my comments, plus the ones in my earlier email, due weight when making your recommendation.

Best regards,  
Ellen Bernfeld  
35 Redhills Road  
Arnside

## How to suggest sites which do not appear on the maps

If you want to suggest a site that does not appear on the maps please provide a map with the site outlined in red. Please state the uses which you propose allocating the site for and explain your reasoning. Also, please include the name of the landowner if known.

## Comments about community facilities in your area

New development can provide benefits to communities through enabling the delivery of improved or new community facilities (for example, play areas, allotments, green space, car parks, traffic management, pedestrian and cycle links, health and education facilities and community centres etc).

Do you think that your area needs new or improved community facilities?

**If so, what sort of facilities and where?**

Please explain the types of improved and/or new community facilities you feel your community may need in the next 15 years (continue on a separate sheet/expand box if necessary).