

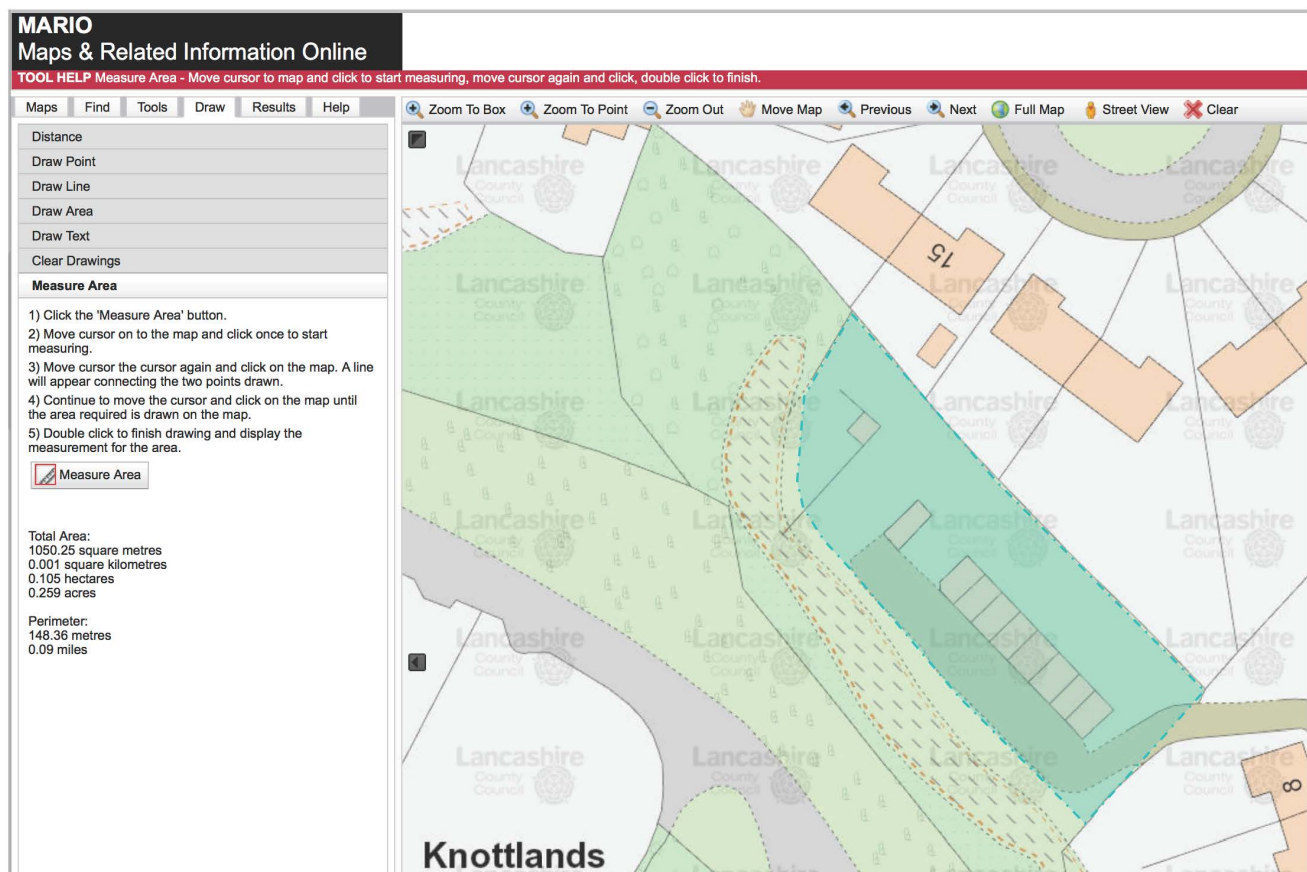
Sites A6 and A2

Re: Site 6 Arnside

This site is an eyesore at the moment and could only be improved by redevelopment. However whether it would ever be viable is another matter

At the moment a row of garages and car parking spaces lie right down the central spine of the plot parallel to the cliff face. A 6 ft high bund of grassed earth lies between the garages and the houses on Kings Drive.

The site according to the plan is 0.11 hectares. However this goes right up to the foot of the limestone cliff and even if this is stabilised a 2 metre strip would need to be fenced off for safety's sake. This brings the net area to 0.10 hectares as stated. This implies that the whole of the grass bund is removed. However allowance has apparently to be made for the owners of the 8+ garages and numerous parking spaces to be relocated within the site. The density of the proposed 8 dwellings without any allowance for extra garaging and parking is 80 units a hectare, with an allowance it would rise to 100 units per hectare. Again this density far exceeds anything proposed for the rest of the AONB.



Plan of site showing 2 metre strip left next to the cliff.



It is however a prime site for some sort of development. Hopefully some way can be found to make it viable.



### Re Site 2 Arnside

This site should be designated as Key Settlement Landscape. Although it falls outside the main Arnside area it is in fact very near to Silverdale and forms part of the view of the AONB from across the Bay. It is not part of the protected environment designation and as it is in the process of being bought by Holgates Caravans for inclusion into the site for which he is trying to get planning permission for 25 static caravans and a manager's dwelling it is clearly in need of all the protection it can get.



Present Far Arnside site

Site A2

Proposed Holgates site



Re: Site 9 Arnside

This site has a long history. It is ideal for low cost housing and the present owners offered the same patch of land to a Housing Association some time ago. However the site was deemed too small to fit their requirements They needed a slightly larger area and it all fell through. The present proposals would seem very likely to suffer the same fate. ( see Appendix 1 and photo 1 below showing the outline of the land)

Ideally the present very wide hedge/tree boundary should be removed and a pavement put down that side of the road to continue the one already present higher up the road. This would remove a very dangerous hazard for pedestrians.

The site according to the plan is 0.12 hectares. However this includes the wide strip occupied by the hedge and if this is retained as in guidance note iv the actual volume of the site is 0.10 hectares which also has to include an entry road as the houses would not then be accessible directly from Hollins Lane. This site with 8 dwellings has a density of 74 dwellings per hectare if the hedge is removed and 80 dwellings per hectare if the hedge is kept.



Site with trees removed 0.12h



Site with tree/hedge boundary 0.10 h

While we understand that the houses backing on to the field want to retain their rural outlook, this field has never been open for public use. It was used as a playing field by a private school many years ago but for the last 25 years to our knowledge has been privately owned.

In order for this site to be viable it would seem obvious that it should be enlarged somewhat perhaps to 0.15 hectares not including the hedge. (see below) The owner might not wish to allocate such a large area but the possibility would be there if they wished to do so for the scheme to be viable. (The ownership might also change). There would be room for an access road along behind the hedge if it was considered necessary to keep it. If the hedge was removed the net area would increase to 0.17 h. Our concern again is that if this plot is left with the conditions given in the guidance and only 0.12



hectares of the field available the houses will never be built and Arnside will end up with 3 plots none of which are viable.



**Summary:**

We would therefore wish for the area stated in the development plan to be available for housing to be at least 1.7 hectares and the requirement for the retention or replacement of the hedge on the southeast side to be removed.



Photo 1 arial view of the site showing extent of previous plot.



## Appendix 1

Home Housing put in a well considered plan for 6 affordable houses in 2007 (SL/07/1104). They fitted in well with the surrounding houses and also had space for the people living in them. They show the high quality affordable housing of the sort we should be trying to get in Arnside.

We think it was withdrawn in 2010 see below.

### Full Application Details

Planning Application Number:	SL/2007/1104
Site Address:	HOLLINS LANE ARNSIDE LA5 0EQ
Description:	ERECTION OF SIX SEMI-DETACHED DWELLINGS
Application Status:	determined
Date Valid:	25 September 2007
Decision:	Withdrawn
Decision Date:	10 June 2010
Decision Level/Committee:	PLANNING COMMITTEE
Appeal:	No
Case Officer and Phone No.:	Barry Jackson 01539 797563
Applicant Name & Address:	HOME HOUSING ASSOCIATION ORCHARD HOUSE, CASTLE GARTH KENDAL LA9 7AT
Agent Name & Address:	CROFT GOODE LTD 11 PROGRESS BUSINESS PARK ORDERS LANE KIRKHAM PR4 2TZ
Agent Phone No:	
Ward:	
Parish:	ARNSIDE
Area Team:	
Listed Building Grade:	
Departure from Local Plan:	No
Major Development:	No
Date Received:	25 September 2007
Target Decision Date:	20 November 2007
Recommendation Date:	14 November 2007
Committee Date:	29 November 2007
Deferred:	
Deferred Date:	
Temporary Expiry Date:	
Site Notice Date:	02 October 2007
Advert Date:	
Constraints:	Area of Special Advertisement Control





Low quality image of plans given in hollins00015043.pdf



Changes to Main Map (sorry the scale is so small)

