

Site A 11 Arnside.

The useable site area is 0.26 hectares, (ie excluding the shared track). However this is not the useable footprint at the present time. Please note that the boundaries shown are incorrect, see appendix C

Requirement iv states that the mature hedge and trees on the north and east boundaries must be retained. The tree overhang (and thus the roots) on the eastern boundary take up an area of at least 0.08 hectares reducing the available area to 0.18 hectares or less. These trees have grown up from when Hill House Farm stopped being run as a farm. Prior to that it was a laid hedge and dry stone wall. Removing the trees and restoring this hedge and wall would improve the site for anyone living there. It would also make it a viable site.

Requirement vi states that additional orchard restoration should occur thus reducing the space for housing/car parking/play areas still further.

Requirement viii states that the height of any new building should sit no higher than those to the west. These are 2 stories with a slate roof approximately 9 metres in height. We agree strongly with this.

The present residents of the 8 dwellings to the west all park on the road even though they have a designated car park at the end of the block. This presents a major traffic hazard as cars coming from Silverdale Road have to drive on the wrong side of the road approaching the blind bend. Stonycroft Drive joins Briery Bank at that point and cars leaving create an additional hazard.

It is essential that, if any dwellings are build on plot 11, double yellow lines are put on that side of the road for around 90 metres, ie along the whole of the frontage of site 11 continuing on past the first 4 dwellings towards the telephone exchange. Every dwelling must have at least 1 car parking space plus provision for visitors. Ideally the entry for all the houses should be from the present track to Hill House which would have to be widened. (Appendix B)

The Landscape and Visual field assessor R Kitch suggested strongly that a maximum of 10 dwellings should be allowed. Personally we feel that unless the trees are considerably pruned and the eastern boundary reverts to its original dry stone wall and hedge even this is more than should be allowed and a maximum of 8 dwellings should be allowed. If the dry stone wall and hedge is restored, and some suitable orchard planting occurs then this could increase the capacity of the site to 12 to 14 dwellings.

The Persimmon proposal gives 3 flats and 1!!! terrace house as affordable but no information on whether they are for sale or rent. The 10 semis are all for market sale. This gives 29% affordable. Assuming the same total with over 40% affordable dwellings this should be say a row of four 2/3 bedroom terrace houses for rent together with 2 affordable flats for sale and with 4 flats and four 2/3 bedroom semis for market sale. Assuming this ratio the Residual Value of the site is around £500,000, well above the top, green, Viability Threshold (table 9.3 Viability Study). (Appendix A). Note Arnside has by far the highest density suggested of all the parishes. As far as A11 is concerned if the trees are left the density increases to 78 units per hectare. It is especially worrying here as the space has to include an access road.

Much has been made of the need to protect the view from Sandside Road. At present the houses on the other side of Briery Bank are very visible and reverting to a hedge and wall on the eastern boundary would make very little difference to the urban/pasture/farmland mosaic landscape and on views to it from LCA C1 and LCA F7 as long as the new buildings are in keeping with the area. Once the trees have lost their leaves in winter they provide very little screening.

To Summarise:

Any houses built should be set round an access road exiting along the present track allowing off road car parking outside each dwelling, not on Briery Bank.

The tree boundary on the eastern side should revert to its former hedge and dry stone wall.

Part of the landscaping should include some orchard restoration.

Double yellow lines should be marked on a stretch of Briery Bank for at least 90 metres. An additional SLOW sign on the road would help.

No building should be higher than the roof line of the adjacent houses to the west. This limits any building to 2 stories.

Buildings should be of a style that fit in with the area and include energy saving provisions where possible.

At least 30% should be affordable/social for rent units with an additional 10% for affordable to buy.

We attach some supporting data, a map of the site and a photo of the blind corner.

Ken and Ann Kitchen

Appendix A

Number	3	Units	Area ha	Density Units/ha	Unit Size m2	Developed m2	Density m2/ha	Total Cost
Briery Bank - Persimmon Site		14	0.26	53.85	79	1,111	4,271	1,094,175

	Beds	No	m2	Total		BCIS	COST
Market							0
Flat	1	0	59.50	0.00	10%	1,106	0
	2	0	72.00	0.00	10%	1,106	0
Terrace	2	0	72.00	0.00		941	0
	3	0	86.50	0.00		941	0
Semi	2	5	79.00	395.00		941	371,695
	3	5	93.00	465.00		941	437,565
Det	3	0	102.00	0.00		941	0
	4	0	115.00	0.00		941	0
	5	0	130.00	0.00		941	0
Flat 1 High*	1	0	58.00	0.00	10%	1,422	0
Flat 2 High*	2	0	70.00	0.00	10%	1,422	0
Flat 3 High*	3	0	84.00	0.00	10%	1,422	0
Affordable							
Flat	1	3	59.50	178.50	10%	1,106	217,163
	2	0	72.00	0.00	10%	1,106	0
Terrace	2	1	72.00	72.00		941	67,752
	3	0	86.50	0.00		941	0
Semi	2	0	79.00	0.00		941	0
	3	0	93.00	0.00		941	0
Det	3	0	102.00	0.00		941	0
	4	0	115.00	0.00		941	0
	5	0	130.00	0.00		941	0
Flat 1 High*	1	0	59.50	0.00	10%	1,422	0
Flat 2 High*	2	0	72.00	0.00	10%	1,422	0
Flat 3 High*	3	0	86.50	0.00	10%	1,422	0

		units	area	net area	units/hectare
A6	Queens Drive	8	0.11	0.10	80
A8/9	Hollins Lane	8	0.12	0.11	74
A11	Briery Bank	14	0.28	0.26	54
B35/38/81/125	Sandside Road	40	1.5	1.2	33
B108	Church Street	6	0.2	0.18	33
B112	LWBCEschool	4	0.1	0.08	50
S56	Whinney Fold	6	0.3	0.27	22
W88	Sand Lane	12	0.4	0.32	38
W130	Market Street	16	0.53	0.53	30

Housing density per site:

Appendix B

Site 11 marked out in orange in 10 metre squares. Yellow line shows proposed parking restrictions.



Blind corner



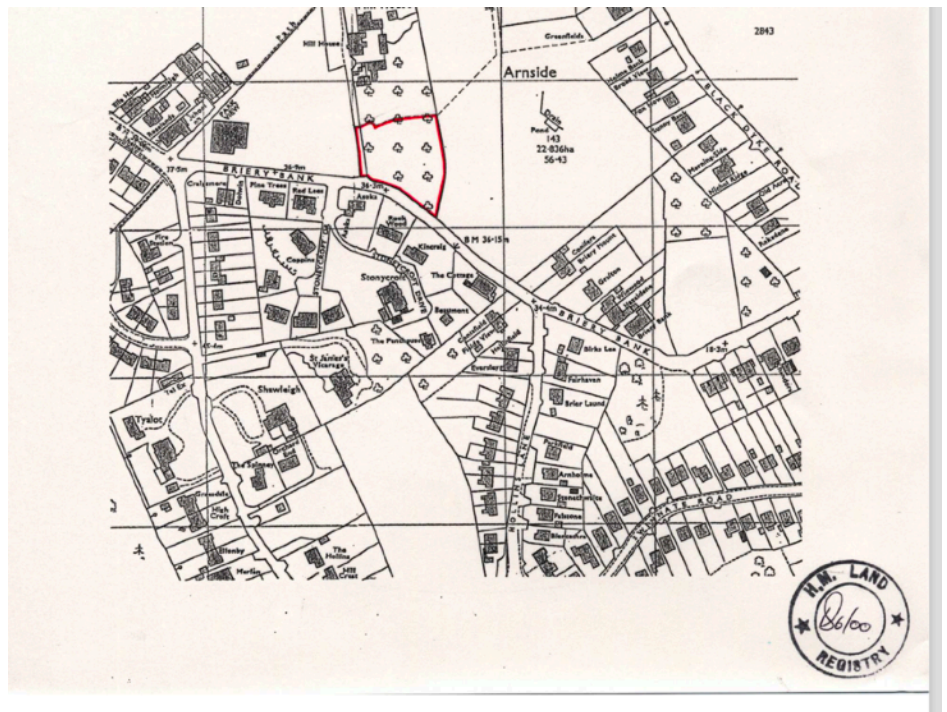
Appendix C

Plot 11 from Management Plan
Area 0.28 hectares

The track is included but it
is a shared track with 3 other
properties.



Area from Land Registry
Note that the northern edge
follows the fence boundary
not the track



Area from Mario excluding
the track and the part
north of the fence.
This gives an area
of just under 0.26 hectares
which matches the
viability study figure.
However if you remove a 10m
wide strip along the eastern
boundary (the distance the
present tree crowns/roots encroach
on the site) you get a net area
of 0.18 hectares giving a
density of 78 units per hectare.
This is without any allowance
for an entry road.

