

This response comes from

Mr K E and Mrs A Kitchen

[REDACTED]

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Q1: Should the AONB DPD define what would constitute 'major development' (a threshold above which planning consent would not normally be granted) in the AONB or should this be considered on a case by case basis? If there should be a definition, what should it be?

Any development which is either more than 8 houses/dwellings or over 1 acre should be considered a major development. This should apply no matter how large the site. Arnside is a village with plenty of small sites and any housing should preferably be in groups of four to six dwellings.

This is especially important as the main need seems to be for affordable rented housing. This is best integrated within the community as a whole.

Q2: Should the Councils identify housing requirements for the AONB area over the plan period? What additional information is required, and what calculations should be made to guide housing requirements?

Yes. You already have a housing needs survey but you will need to have taken account of the need of small easy access housing for those who wish to live in their own homes when they become less mobile.

Q3: What additional evidence, if any, do we need to collect to support the preparation of the AONB DPD? Where could we get this information from?

This list seems to be sufficient

Q4: Have we set out the right vision for the AONB DPD? If not, how should it be changed?

The only thing that needs to be added is to state that while the present caravan parks bring both employment and visitors to the area, any further increase in their size or number would destroy the very landscape character, wildlife and heritage of the area that the holiday makers value so highly. Second homes are also a problem in taking starter homes out of the housing stock for the younger generation.

Q5: Have we set out the right objectives for the AONB DPD? If not, how should they be changed?

Yes

Q6: Should the AONB DPD identify the proportion of affordable housing to be developed in the AONB? If so, what proportion and how would it be delivered?

A blend of types of houses would be most appropriate with equal quantities of social rented housing, affordable rented housing, starter homes for sale and rather more expensive homes.

Q7: Should the AONB DPD restrict new housing development to local people and/or those who are going to use the property for their sole or main occupancy?

While most development should be for local occupancy and affordable housing we do not feel that this is the only type of housing that should be allowed.

Q8: How should the AONB DPD promote the development of certain housing types within the AONB to meet particular housing needs?

No development or building should be allowed that is not highly energy efficient. All buildings should be well insulated and include solar panels and woodburning stoves where appropriate.

Q9: How should the AONB DPD plan for housing development on rural estates, in isolated locations or specifically for agricultural and forestry workers?

The AONB is sufficiently small for this to be met within the villages.

Q10: Should the AONB DPD prioritise and/or set a locally appropriate target for the use of brownfield land? Is there enough brownfield land in the AONB to do this?

The planners should always prioritise brown field sites but there are not sufficient of them to fully meet the housing needs of Arnside. There is also probably enough infill land to make up the shortfall. Use of greenfield sites adjacent to Arnside and important open spaces such as site A12 excluding site A11 should not be allowed

Q11: Should the AONB DPD seek to guide the density of new development? If so, what approach should the plan adopt?

Yes. It is important that no new sites should contain more than 8 dwellings. No more than 40% of the plot should be built on and there should be provision for either private gardens or communal play areas, parking and also safe access to the road system for cars and pavements for pedestrians. It is important that if a part of a larger site is used the rest is kept as open land.

Q12: Should the AONB DPD identify allocations of land for community infrastructure? What community infrastructure is required and where?

No development should be allowed unless the necessary community infrastructure is present. Arnside for example needs additional parking by the station. There is a need for a pavement on the top half of Silverdale Road.

Q13: Are there any particular locations, buildings or types of development that should be incorporated into the AONB DPD for employment uses?

The parts of Station Yard shown in sites A25 and A27 could be developed but not the whole of the site as shown in A26.

Q14: What types of energy technology should policies in the AONB DPD cover? How should policies deal with energy-related developments?

It is vital that all services to new developments are underground. This includes both electricity and phone/broadband wires. However the problem of mobile phone coverage needs to be addressed. There are many areas in the AONB where coverage is non-existent for certain providers. It may be that either providers need to share masts or new masts may need to be allowed under strict conditions. Both large and small rooftop solar panel systems should be encouraged. The AONB is not the place for large wind turbines but small masts for a single farm for example should be considered on a case-by-case basis.

Q15: What policies should the AONB DPD contain to manage the impact of new development on highways and other services?

The present road system can only just cope with the number of cars present especially in the summer. We really need a better bus system between the Lancashire and Cumbria parts of the AONB. A circular shuttle service between the villages would remove quite a number of cars from the roads.

It is vital that the train services to and from Manchester Airport from Arncliffe station are protected and improved. We seem to have lost some of the better rolling stock which has been replaced by very old-fashioned carriages pulled by diesel engines.

Q16: Do you consider that there is a need for any additional parking facilities in the AONB's settlements and, if so, where should it be located?

There is a need for more parking in Arncliffe especially to stop the present congestion on Station Road. The bottom half of Station Field site A22 would seem an ideal site to use for this.

Q17: What policy stance should the AONB DPD take towards proposals for new or expanded caravan sites within the AONB?

There should be no new or expanded caravan sites within the AONB.

Q18: Have the right elements for assessing the designation of private open spaces as Important Open Space been identified?

Yes

Q19: Of the existing designated open spaces shown on the accompanying maps, are there any you feel need not be designated as Important Open Space or any that could be suitable for other uses? What uses?

No

Q20: Aside from those spaces marked on the accompanying maps, are there any other parcels of land that you feel should be given Important Open Space designation? Why?

Yes they are:

Site A2 Arnside Edge. This area is between the coast road from Arnside to Silverdale just before the Leeds Children's Holiday Centre. It is totally unsuited for housing with a steep cliff down to a shingle beach on one side and a narrow road on the other. It is a very important habitat for wildlife and has a very varied flora.

Site A7 is a large plot with a single dwelling on it. It lies between the National Trust land of Arnside Knott and the Woodland Trust reserve at Dobshall Wood. Housing here would be a blot on the landscape. It forms an important wildlife corridor between Dobshall Wood and Arnside Knott. See the picture below.

Site A12 (excluding site 11)

This is a gem and provides spectacular views both within the AONB to Carr Bank and Storth and out to the Cumbrian Hills beyond the Kent for anyone walking along Briery Bank. It is grazed by both sheep and cows at various times of the year see photo below which shows the view from Briery Bank.

It is also an important visual asset for people approaching Arnside from Milnthorpe. It should not be considered for development under any circumstances.

Site A17. This site is on the very edge of the village and there are no pavements down to the shops, school station etc. This makes it unsuitable either for housing for the elderly or those with young children. However part might well be used for an extension to the cemetery.

Site A26 The part of this site which is not included in A25 or A27 should not have any development. It is a place of beauty for all who come to Arnside by train and the many who walk the permissive path from Arnside to Carr Bank along the embankment. Any development in the rest of the site should ensure there is easy access to this part from Sandside Road

It is interesting that neither Dobshall Wood and Crossfield Wood, owned by the Woodland Trust and Grubbins Wood and Pickles Meadow owned by Cumbria Wildlife Trust are down as Important Open Spaces. While there is no reason to suspect that either body would ever put them forward for development they should be included for completeness' sake. A photo of Grubbins Wood from New Barns Bay is also shown below.

Q21: How should the AONB DPD provide for the assessment of development proposals that may impact on landscape, seascape, coastal features or settlement identity and separation?

No development should be allowed that negatively impacts on any of the above. It is especially vital that development does not block any of the wildlife corridors we have in the AONB.

Q22: How should the AONB DPD protect or enhance the biodiversity and geodiversity of the AONB?

The plan should highlight all SSSI's and where possible encourage all landowners and the councils to help increase biodiversity and protect geodiversity

Q23: What are the implications for development in places without mains drainage or mains sewerage systems?

In this day and age there should be no additional development in areas without mains sewerage systems.

Q24: How should the AONB DPD manage the protection and enhancement of the historic environment?

There is no reason for Arnside to be declared a development area. It has sufficient protection at the moment as part of the AONB.

Q25: How should the AONB DPD manage the significance and protection of design features, and the standards of design required for new development in the area?

All new build should fit in with the buildings already there as well as the landscape. They should be built to the highest energy conservation standards and where possible make use of renewable energy. Social housing should have room for play areas, drying clothes outside, storage and car parking within the site.

Q26: Which option(s) represent the most appropriate approach to development in the AONB? Are there any other options we should consider?

Option (v) appears to have the most advantages and fewest disadvantages.

Q27: Have you any comments on any of the sites put forward?

Site A11 could be used for a small development of easy access retirement bungalows. However it should not be used for social affordable housing as it is next to an existing such development of 8 houses and we feel that affordable housing should be scattered through the village. Otherwise we only have those comments given under important open spaces in q 20.

Q28: Do you know of any other sites that might be suitable for development? Which sites? If so, please request and complete a site suggestion form.

No

Q29: Should the AONB DPD identify development boundaries? For which settlements?

No

Q30: Should the AONB DPD phase development during the 15 year time horizon of the plan? What phasing approach is appropriate?

no comment

Any other issues?

Q31: Are there any other issues that the AONB DPD should address? Have you any other comments?

No



Sheep on the field north of Briery Bank as seen from the road, Site A12



View along estuary from site A26 towards Sandside and out to the Howgills



View of Grubbins Wood from New Barnes Bay. It is the home of the rare *Sorbus lancestransis* and *Sorbus rupicola*.

