

I have highlighted several points below that I feel need to be looked at in more detail before any final decisions are made.

1. The landscape survey was an excellent idea as was the division between Open Space and Key Settlement Landscape. As I read it, open space is land that is open to the public and has some form of restrictions on its use. eg playing fields, nature reserves etc. Key Settlement Landscape is privately owned land that the planners feel adds to the landscape of the village and should not be built on but has no powers to compel any sort of active management on the owners. So for example if the owners of Station Field decided that it was no longer viable to graze it and let it scrub up and turn into woodland the planners would have no powers to prevent that happening.

The same would affect Site 12, the large field on Briery Bank owned by developers. Once they no longer have any hope of development the incentive to keep the open grassland disappears.

Is there any mechanism in place to prevent this happening?

2. Looking at the density and the sites suggested for Arnside I am very worried that not enough weighting is being given to those who will be asked to live in the affordable housing. Anyone with children will know that an enclosed garden where youngsters can safely play is a great boon. The need is for rented housing for families but at 70 plus units per hectare, useable gardens will be non-existent especially where the density must include an access road. Housing should be of a high standard and reasonable space not cramped hutches. All the other villages have densities of half this.
3. Arnside needs better parking at a reasonable distance from the village. Station Yard does not meet this need. There is no safe pedestrian access to the village other than up the steps over the railway which are impossible for the disabled and difficult for anyone with a pushchair.
4. The maps will I suspect be used widely in the future to inform decision making. They do appear to have quite a few errors in them. Is it possible to get together and sort these out.

I will be sending in full comments on the various site suggestions in more detail in another email but could I comment generally on Arnside as a whole.

Firstly I am very disappointed that Station Field was not considered as a location for housing and parking. The surveyor stated that the green space enhanced the entry to the village. However anyone coming into the village along Station Road will be faced by parked cars, a narrow pavement and oncoming traffic. Not a good start. I am attaching a possible plan to develop housing and parking on a small part of station field that would enhance the village without losing the most visible part of the field. This would provide 8 to 10 dwellings and parking for over 40 cars.

Secondly, the surveyor suggested that a small part of the western end of The Common, backing on to Laurence Drive could be used for housing. Again this would

have given a few more dwellings in a good location. Is there any reason why this was dismissed out of hand?

Thirdly, I am worried that the land at present available for housing with planning permission for 10 flats (4 affordable) on Redhills Road is on the market at £400,000 for half an acre. There are no signs of anyone wanting to buy and develop. Is any of the housing proposed viable with 50% affordable?

Lastly for your information, Persimmons have just had surveyors doing a full survey of site 12 on Briery Bank.

Best wishes

Ann

Mrs Ann Kitchen

Parking on Station Road

Attached is a plan of possible parking / housing on part of Station Field together with a photo showing the present entry to the village. As you see the housing would be well below the skyline and hidden to some extent by the present housing opposite the station. It would also seem to be an extension of the present barn.





Shleigh Rd

Station Rd

Natural Beauty

Arnside

Station Rd

inside Motorsport

B5282

Station Rd

Black Dyke Rd

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