

Your contact details

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Your agent's details (if you have one)

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***We aim to minimise the amount of paper printed and sent out. Therefore, please provide an email address if you have one – where an email address is supplied, future contact will be made electronically.**

This response contains pages including this one (please indicate). + 2 SEPARATE PHOTOGRAPHS (8 SHEETS)

If you have any questions, or wish to be removed from our consultation database, please call the SLDC Development Plans team on tel: **01539 793388**.

If you would like a copy of this document in another format such as large print, Braille, audio or in a different language, please call **01539 733333** or email **customer.services@southlakeland.gov.uk**



Arnside & Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD)

Issues and Options Consultation

Consultation Response Form

Please use this form to comment on the AONB DPD Issues and Options Discussion Paper, draft SA Scoping Report and the sites put forward for consideration. **Please complete a separate sheet for each section or site you wish to comment on** and, if appropriate, give the question number you are commenting on.

Please indicate which section of the Issues and Options Discussion Paper your response relates to:

Section	Tick (✓) as appropriate
1. Introduction	
2. Background	
3. Evidence base	
4. Vision and objectives	
5. Policy Issues	✓
6. Options for meeting the objectives and delivering the vision	✓
7. Delivery of development	

Please make your comments below on the section you have selected.

As relevant, please make reference to:

- the **paragraph number** you are referring to;
- your preferred **option**
- the **question number** asked in the Discussion Paper that you are responding to
- the **reference number** of the site you are commenting on

Paragraph Number:	5.21, 5.32, 6.20
Preferred Option:	
Question Number referred to:	Q16, Q23, Q27
Site reference Number:	A22, A24

Your comments

Although I have referred to separate paragraphs/questions I have confined my comments to one reply sheet as they relate to one specific site i.e. "Station Fields" Arnscliffe A22 and A24. My main concern however is in respect of the assessment for development of site A22 and its associated flooding problems (paragraph 5.32 - Question 23). A prerequisite to any development must be the total eradication of freshwater flooding, which can only be achieved by extensive drainage and a lowering the water table now exacerbated by the silting-up of the estuary and Leighton Beck. Site A22 was inundated for several days from 14 November and again from 6 December 2015. Such flooding has been a regular feature in the past (see enclosed photographs).

Another pre-requisite must be the provision of adequate car parking to alleviate the congestion on Station Road. My suggestion here would be for a properly formed and extended car park on the fore-shore, supported by a revetment wall.

(Paragraph 5.21 - Question 16 - Para 6.20 Q 27)

(Continue on a separate sheet if required)

Are there any topics or issues that you think we have missed or that you wish to raise?

I did make comments in 2011 on the "South Lakeland Development Framework Land Allocations - Consultation on Emerging Options"

I feel that most of these are still relevant, and therefore I have reproduced them for consideration.

(Continue on a separate sheet if required)



LENGTH OF STATION ROAD APPROACHING
R&M. THIS SECTION BECOMES HEAVILY
CONGESTED AND HAZARDOUS AT BUSY TIMES.
ANY ACCESS FROM THE SITE WOULD
EXACERBATE THE TRAFFIC PROBLEMS

an unnecessary mediator between ordinary folk and God. The holding of meetings for worship in private houses was contrary to the Conventicle Act, while to travel about preaching was a breach of the Vagrancy laws passed in Elizabeth's reign. When asked to take the oath of allegiance in court they refused to swear, believing that Christ had forbidden this and that a man's word should be sufficient. Their suffering in prison was not without avail for in 1689 the Toleration Act was passed, allowing Protestant dissenters the right to hold religious services, but not yet to sit in Parliament or hold public office.

But to return to the reign of Charles 2, let us picture Arnside as it then was. On the shore stood the Fighting Cocks Inn, now a part of the Crown Hotel. The original building still stands bearing over the door a painted sign of two cocks fighting and the date 1661. Inside one of the rooms is a trap door leading to the original cock pit where these contests took place — then Arnside's only form of amusement! A modern wing was added in Victorian times. Another old building is Saltcotes, built by the Saul family in 1679. At that time it stood upon the shore and high tides would wash very close to it. Here the Saul family carried on the making of salt and the pits they had dug to collect the salt can still be seen in the field. These pits were lined with clay, then filled with "sleech" (sleech = sand scraped into ridges) brought from the shore. Peat was laid on top and a sluice drained away the water. More salt water from the estuary was added and an egg dropped into the water; as long as the egg floated they added more salt water. Finally the water was boiled, leaving a sediment of salt. When in the 19th century salt was found at Nantwich this old salt industry of Arnside was killed.

Note: Over the entrance are the letters S & T.M.R. beneath as well as the date 1679. Inside are two carved mantelpieces, one dated 1664. In another room is a carved oak cupboard dated 1682. Saltcotes therefore may have been built in 1664, if not earlier, and the present front rebuilt in 1679. Most of the land on which Arnside now stands belonged to the Saul family. The next owner of Saltcotes was the Burrow family for we read that in 1781 Roger Barker married Grace Burrow of Saltcotes. The estate next passed into the hands of the Barker family. At the beginning of this century Roger Bradley Barker, an architect, designed many houses in Arnside as well as

the extension to Inglemere. He did not live in Saltcotes but at Llangwarren on the High Knott Road.

Another old building of Charles II's time is Lawrence House, now adjoining the Parkside Holiday Home, and opposite to it is Yew Tree Cottage, overshadowed by a splendid old yew tree. Both these old houses have the thick walls and low raftered ceilings of the 17th century. They stand upon what used to be the common, which stretched from there to the back gates of the Inglemere. The yew tree was probably planted when the cottage was built and is one of the oldest trees in Arnside.

Until the free Grammar School was built in Beetham in 1663 Arnside boys had no opportunity for education. The list of subscribers to the new school contains the following names of Arnside men: Hillary Bradley (Arnside Tower), Hugh Tomblinson, John Bisbrown (Quaker), Lawrence and Richard Johnston, Tom Saul of Saltcotes, John and William Cornthwaite. This suggests that there must have been other houses besides the four mentioned, probably one on the bay near the Fighting Cocks, one still standing opposite the Manse and now used as a fire station, and perhaps one at Fair Arnside. How many Arnside boys attended the new school at Beetham we do not know but it is probable that like Shakespeare's school-boy "with his satchel and his shining morning face," they also "crept like snail unwillingly to school," across the marshes to Hazelslack and then over Fairy Steps. This walk of four miles each way had to be done by Arnside boys until 1874, when a school was opened in Arnside. Schoolboys in Stuart and Georgian times learnt little besides Latin, which they were taught by the liberal use of the cane. Perhaps it was as well for most boys that education was not then compulsory!

When speaking of Fairy Steps — that magical staircase in a narrow cleft of the limestone cliffs above Hazel-slack — one is apt to regard it as an objective for a pleasant Sunday afternoon walk or an ideal picnicking spot but the walk there and on to Beetham was one which Arnside folk were compelled to take from Norman times onwards. In feudal times tenants must carry gifts in kind to their overlord and bring their corn to be ground at his water-mill. They must also pay tithes to their overlord and attend Beetham Church each Sunday. Elizabeth's Parliament decreed there should be a fine for non-attendance at church but it was not rigorously enforced

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).

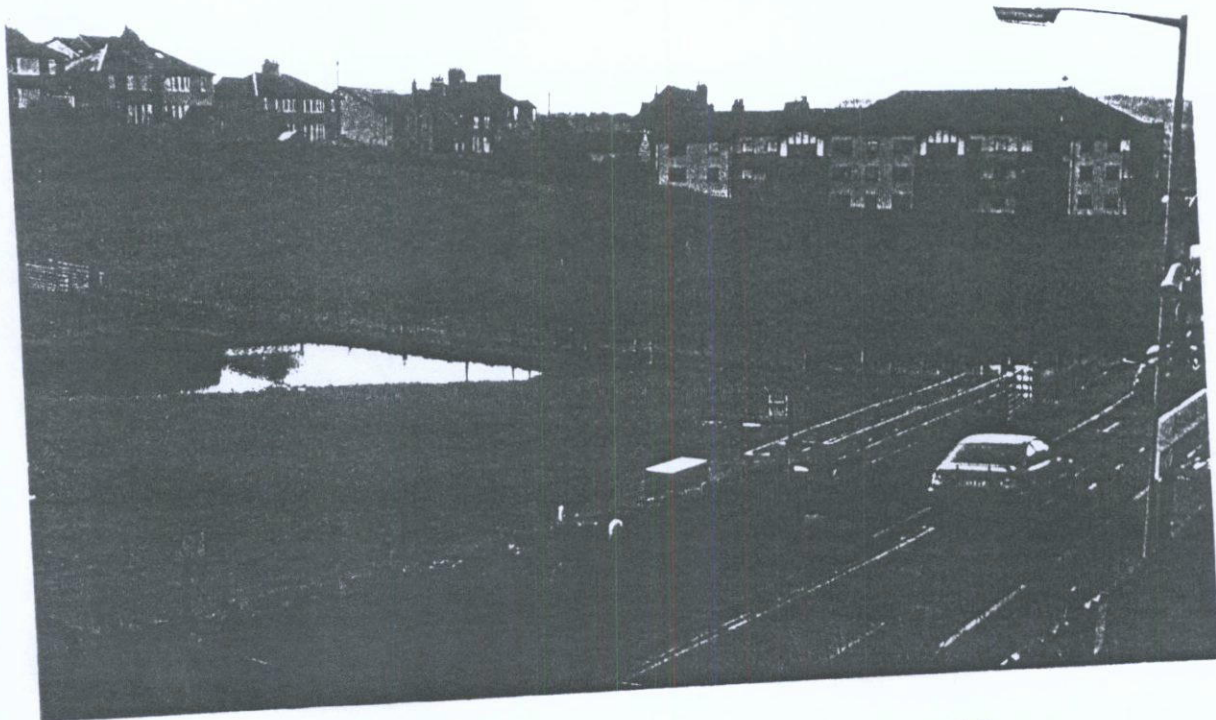
Do you think that your area needs new or improved community facilities? YES

If so, what sort of facilities and where?

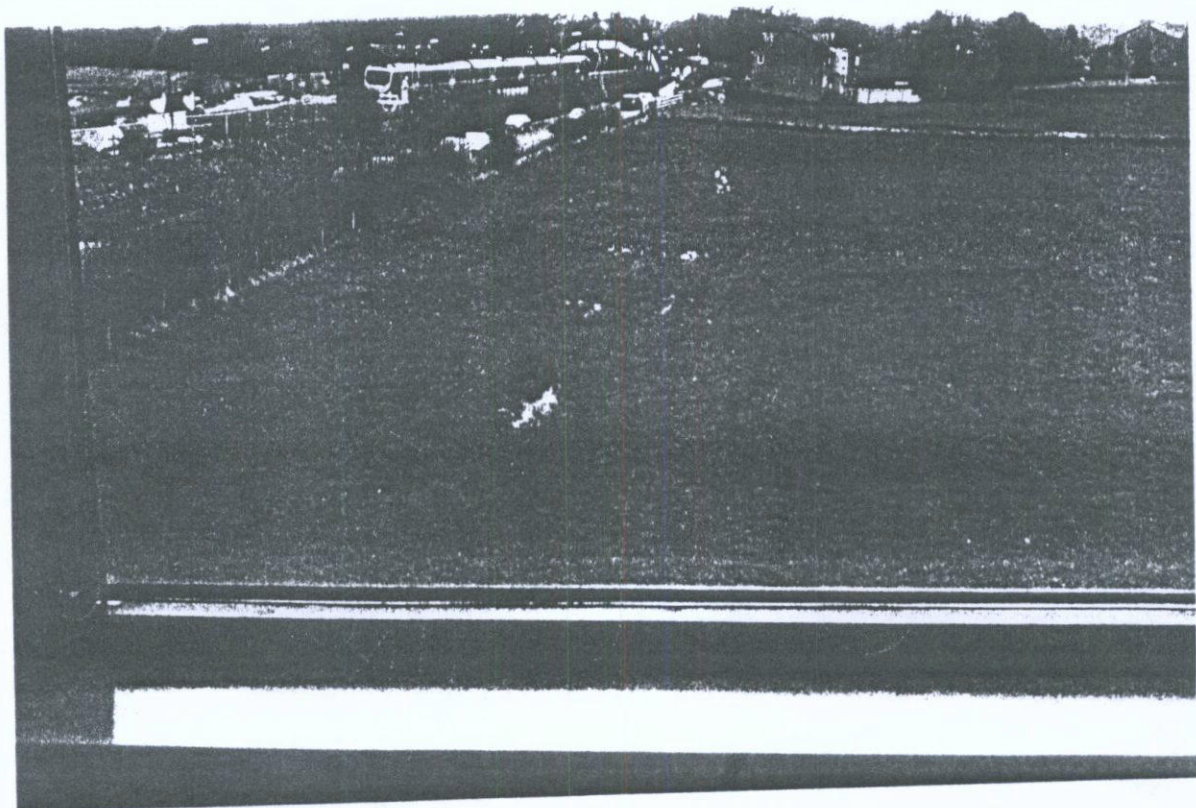
Please explain the types of improved and/or new community facilities you feel your community may need in the next 15 years (continue on a separate sheet/expand box if necessary).

- 1) IMPROVED PARKING FACILITIES IN ARNSIDE. AS A FIRST STEP, BY TAKING A SMALL STRIP OF STATION FIELD ALONG STATION ROAD, A CONTINUOUS PARKING BAY FOR UPWARDS OF 30/40 CARS COULD BE PROVIDED.
- 2) FACILITIES FOR OLDER CHILDREN IN THE VILLAGE.
- 3) RETENTION OF PUBLIC TOILETS. IT IS SCANDALOUS THAT SUCH A POPULAR TOURIST LOCATION MIGHT BE DEVOID OF SUCH FACILITIES.

H/A



INITIAL VIEW OF ARNSIDE, APPROACHING FROM THE SOUTH EAST, WITH THE AESTHETICALLY PLEASING ASHLEIGH COURT IN THE BACKGROUND. THIS VIEW WOULD BE BROKEN UP AND DISRUPTED BY THE DEVELOPMENT AT R88 M.



VIEW FROM 2ND FLOOR LOUNGE AT ASHLEIGH COURT
THIS VIEW WOULD LOOK RIGHT INTO ANY DEVELOPMENT.

COMMENTS ABOUT SUGGESTED SITE ALLOCATIONS

(CONTINUATION SHEET)

- ... BORN OUT BY THE FACT THAT I WAS UNABLE TO OBTAIN CONTENTS COVER ON MOVING TO ASHLEIGH COURT IN DECEMBER 2007 FROM MY THEN EXISTING INSURERS (RIAS) AS THEY ADVISED ME THAT MY LOCATION WAS SUCH THAT, AS LOW RISK INSURERS, THEY COULD NOT INSURE ME.
- 2) THE FIELD HAS HISTORIC AND ARCHAEOLOGICAL SIGNIFICANCE, BEING THE SITE OF 17TH CENTURY "SALT PANS". AN INFORMATIVE EXPLANATION AND REFERENCE TO THIS IS TO BE FOUND IN "ARNSIDE - A GUIDE AND COMMUNITY HISTORY" BY DENNIS BRADBURY. SEE ALSO ENCLOSED COPY EXTRACT FROM "A SHORT HISTORY OF ARNSIDE" BY AUDREY HANSON.
 - 3) ON APPROACHING ARNSIDE FROM THE S.EAST, VIA STATION ROAD, STATION FIELD GIVES A PLEASANT OPEN, GREEN FIELD ASPECT, BOUNDED ON THE N. WEST BY ASHLEIGH COURT, WHICH WAS SYMPATHETICALLY DEVELOPED IN 1993/4, AND IS AESTHETICALLY PLEASING WHEN VIEWED IN ASSOCIATION WITH THE FIELD. THIS VIEW WOULD BE BROKEN UP AND SPOILED BY HOUSING DEVELOPMENT ON SITE R88M
(SEE ENCLOSED PHOTOGRAPH)
 - 4) ASHLEIGH COURT IS OCCUPIED BY ELDERLY RESIDENTS WHO ENJOY QUIET/INDEPENDENT LIVING. IF DEVELOPMENT, POSSIBLY OF "LOW COST HOUSING," TAKES PLACE ADJACENT TO THE ESTATE'S S.EAST BOUNDARY, THE BENEFITS CURRENTLY ENJOYED BY THE ELDERLY RESIDENTS COULD BE COMPROMISED AND FRICTION BETWEEN AGE GROUPS, WHEN LIVING ALMOST "CHEEK-BY-JOWL" WITH ONE ANOTHER.
 - 5) THERE WOULD ALSO BE AN OVERLOOKING PROBLEM. VIEWS FROM THE UPPER FLOORS OF ASHLEIGH COURT ON ITS S.EAST SIDE WOULD BE DIRECTLY INTO PROPERTIES DEVELOPED IN (R88M) STATION FIELD. (SEE ENCLOSED PHOTOGRAPH TAKEN FROM 2ND FLOOR LOUNGE OF ASHLEIGH COURT)
 - 6) AN ASSOCIATED PROBLEM, AFFECTING GROUND FLOOR PROPERTIES AT ASHLEIGH COURT, COULD BE ONE OF LIGHT DEPRIVATION, UNLESS DEVELOPMENT TOOK PLACE WELL AWAY FROM THE BOUNDARY WALL.
 - 7) ALONGSIDE THE FLOODING PROBLEM, PERHAPS THE OTHER MOST SERIOUS ISSUE ASSOCIATED WITH THE DEVELOPMENT OF R88M, WOULD BE THAT OF VEHICULAR ACCESS FROM AND ONTO STATION ROAD. THIS ROAD IS ALREADY HEAVILY CONGESTED. -- (CONT'D OVERLEAF)

..... CONGESTED AND DIFFICULT TO NEGOTIATE, EVEN WHEN TRAFFIC IS FAIRLY LIGHT. THE PARKING BAYS ALONG THE ROAD MEAN THAT TRAFFIC WEAVES IN AND OUT, AND ANY ESTATE ROAD LEADING ONTO IT WOULD ONLY ENHANCE THE DANGERS AND CONGESTION (SEE ENCLOSED PHOTOGRAPH)

- 8) WHILST I AM NOT SURE OF THE PLANNING HISTORY ASSOCIATED WITH STATION FIELD, I SUSPECT THERE MAY WELL HAVE BEEN PAST PLANNING REFUSALS OR RECOMMENDATIONS FOR REFUSAL. PERHAPS THIS SHOULD BE CHECKED OUT AND DECISIONS NOTED.



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: RETIRED LOCAL GOVT OFFICER / LOCAL RESIDENT	Organisation:	
Name: ROBERT MATTHEWS	Name:	
	Address:	
	Postcode:	
	Tel:	
	*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 ☒ 4 pages including this one. I- BOOK EXTRACT + PHOTOGRAPHS



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 (e.g. Natland)	Map Number (e.g. 11)	Site reference number (e.g. R62)	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	R88M	

Do you support, oppose or support in part the suggested allocation or designation? (delete as appropriate)

I ~~support~~ /do not support /~~support in part~~ the suggested site allocation/designation for the following use(s) Housing/~~employment/retail/community uses/open space/~~
other (specify).....

Please explain your reasons (continue on a separate sheet/expand box if necessary)

WHILST RECOGNISING THAT THERE MAY WELL BE A NEED FOR FURTHER HOUSING IN ARNSIDE (PARTICULARLY LOW COST HOUSING) I HAVE SERIOUS CONCERNS AND RESERVATIONS WITH REGARD TO THE IDENTIFICATION OF SITE R88M (MAP 5) STATION FIELD (PART), STATION ROAD, ARNSIDE, AS AN OPTION FOR SMALL-SCALE HOUSING DEVELOPMENT.

HAVING LIVED FOR SEVERAL YEARS IN ONE OF THE PROPERTIES ("WAYSIDE") ADJACENT TO STATION GARAGE, AT THE S.EAST END OF STATION FIELD, AND NOW LIVING IN ASHLEIGH COURT AT THE N.WEST END OF THE FIELD I AM ONLY TOO WELL AWARE OF THE INHERENT PROBLEMS ASSOCIATED WITH THE FIELD.

1) IT FLOODS QUITE EXTENSIVELY. WHEN I LIVED AT "WAYSIDE" OUR CANNARS FLOODED ON SEVERAL OCCASIONS; A SITUATION WHICH, I UNDERSTAND, STILL OCCURS (AS ONE OF THE NEIGHBOURING HOUSEHOLDERS HAS, I BELIEVE, HAD TO INSTALL A SWAMP WHICH HAS TO BE PUMPED OUT – AS RECENTLY AS FEBRUARY 2011)

NOT ONLY IS THE FIELD SUBJECT TO FRESHWATER FLOODING, BUT IT IS IN AN AREA WHICH, FOR INSURANCE PURPOSES, IS REGARDED AS A HIGH RISK AREA FROM TIDAL FLOODING. THIS CAN BE BORNE OUT.

(CONTINUED ON A SEPARATE SHEET)

NOT
SURE IF
THIS APPLIES
IN 2015



11 April 2011-~~04-06~~

Mr Dan Hudson BSc (Hons) MRTPI
Development Strategy Manager
South Lakeland District Council
South Lakeland House
Lowther Street
KENDAL LA9 4DL

Your Ref: DH/60.12.43

Dear Mr Hudson,
South Lakeland Local Development Framework
Land Allocations -- Consultation on Emerging Options

Thank you for your letter of 19 January 2011, and for giving me the opportunity to comment on South Lakeland District Council's suggestions for new sites for homes, jobs and community facilities.

I did respond to the "Allocations of Land DPD Discussion Paper (Sites under consideration -- Arnside)," and my letter of 30 January 2009 refers. I feel that the comments which I made at the time are still relevant, and, consequently, wish them to be reiterated at the current stage in the consultation process. However my main concern is now centred on one particular site in Arnside, namely R88M (Map 5). I have therefore completed the enclosed response form covering suggested site allocations, together with one about community facilities. Also enclosed are photographs relating to car parking/traffic congestion in Station Road, Arnside, overlooking concerns relative to Ashleigh Court and site R88M, and potential aesthetic damage to the approaches to Arnside if site R88M were to be developed.

I would like to take up your offer to be informed when the Local Allocations Document is submitted to the Secretary of State for independent examination.

Please note I have also signed a separate petition submitted on behalf of residents at Ashleigh Court.

Yours sincerely

Robert Matthews ACIS



