

Consultation Open Day 25 March 2017

The aim of the Day was to update the community of the work being done by the Neighbourhood Planning Group and to get feedback on their findings.

Previously a Housing Needs Survey had identified a need for nine low cost affordable homes of which two were for sheltered accommodation and an Opinions Surveys had identified a desire that the village should be allowed to grow at a slow pace, as it has grown historically since the mid 20th century, to preserve its character and community cohesion. The draft Neighbourhood Plan has been drawn up and developed to meet these needs in conjunction with the wider objectives of the National Policy Planning Framework and the Lancaster City Council Development Plan.

The proposed Vision and Objectives for the Plan were presented together with a summary of the policies arising from these. The main thrust of the plan is concerned with the future development of the village to meet the housing needs of the village and where development may be best accommodated.

To this end all the vacant land in and around the village has been studied and analysed to assess its suitability.

Taking a lead from the Lancaster City Council and South Westmorland District Council's Joint Draft Development Plan for the Arnside/Silverdale AONB, a landscape capacity approach has been taken and to assist in this the Group utilised landscape assessments carried out by Arcadis for Lancaster City Council and a visual impact assessment carried out for the Group by Alison Farmer Associates. A total of 16 sites were examined and draft conclusions were displayed for comment. There are sites available now to provide 10 new dwellings with 15-20 further dwellings at Hoskins Farm when it becomes vacant in the next 5 to 10 years. In addition a small number of sites have been identified which are not currently available but would be suitable should they be made available by landowners. In general terms the major swathes of agricultural land around the village are not considered to be suitable for development.

52 people visited the open day of whom 47 were from the village. 45 people filled in the questionnaire and all these bar one were villagers. The none-villager was a parish landowner. The questionnaire asked if respondents agreed with the overall approach in the Plan, and if they agreed with the conclusions reached on the different sites. There was then space for further comment.

All the responses were in support of the group and their approach, and all bar two their findings. One respondent did not want one site developed (WR9 rear of Roeburnside) and one wanted to see an unspecified higher rate of building over the plan period. Of the 45 respondents 26 added comments. Of these 50% were in thanks to or praise for the steering group and 25% specifically supported the need to retain the character and setting of the village. Four raised transport issues - the lack of public transport and potential increases in traffic without improved infrastructure. Other comments were diverse but largely concerning design, materials and reuse of existing buildings.