



**Housing Needs Survey Report for
Arnside Parish 2023**

Section 3 of 4 only

Appendix 1-5

For the rest of the report
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Appendix 1

From the Cumbria Choice allocation policy guidelines:

Qualification rule 4: Financial resources

Applicants who are considered to have sufficient financial resources to buy suitable accommodation in Cumbria will not qualify for Bands A or B but can qualify for Band C. 'Sufficient financial resources' are defined as sufficient capital to buy or rent privately; or sufficient income to raise a mortgage to buy or rent privately; or a combination of both.

The income and savings limits are:

- 1) Applicants (both single persons and couples) who have total savings, investments and/or assets of £25,000 or more.*
- 2) Applicants whose total gross household income from all sources exceeds an annual income of £45,000 or more (for single persons) or joint income of £60,000 or more (for couples).*

'Sufficient financial resources' includes any assets or investments even if they are not immediately available to the applicant, such as any residential or nonresidential property that they own or part own anywhere in the UK or abroad.

Any lump sum received by a member of the armed forces as compensation for an injury or disability on active service will be disregarded.

Although this qualification rule will mean an applicant cannot be granted the statutory housing needs bands A or B, it does not prevent them being considered for any low cost home ownership schemes, such as rent to buy, shared ownership/equity, discounted market sale and starter homes or lower demand properties.

Information can be given on request regarding which Housing 19 Associations or developers are currently operating any of the above schemes and how applications can be made.

For the purposes of this report we have focused on the above financial criteria and on the information some households shared in their survey responses.

It's important to note that there are other eligibility and assessment criteria against which housing need is assessed by Cumbria Choice and their range of partners. This can include, for example, urgent need for accommodation as a result of a hospital stay (where the home is not appropriate or adaptable to return to safely) or a domestic violence situation.

See the Cumbria Choice website for full details. <https://www.cumbriachoice.org.uk/>

Appendix 2

Existing housing options in Arnside Parish

In the past 12 months (March 2022 – March 2023) 38 homes have sold in the area, with an average value of £364,000 (Land Registry).

Properties sold in Arnside March 2022- March 2023 (Land Registry figures)									
Detached		Semi-detached		Terraced		Flat		Total	
Avg Price	Sold	Avg Price	Sold	Avg Price	Sold	Avg Price	Sold	Avg Price	Sold
£452,000	16	£344,000	11	£288,000	4	£238,000	7	£364,000	38

There are 9 properties currently listed for sale on Rightmove, March 2023, with an average price of £352,000

Rightmove listings for SALE in Arnside March 2023		
Housing Type	Beds	Price
Semi-detached	2	£495,000
Flat/apartment/maisonette	4	£475,000
Bungalow	3	£465,000
Terrace	3	£350,000
Bungalow	2	£345,000
Bungalow	3	£325,000
Flat/apartment/maisonette	2	£269,000
Terrace	2	£265,000
Flat/apartment/maisonette	2	£177,000

This confirms that for many respondents who would like to buy in the area house prices are generally out of reach of median earnings for South Lakeland District at £31,034 (Cumbria Observatory, 2022 data).

3 properties are listed for rent on Rightmove, March 2023, 2 and 3 bed accommodation, ranging from £850 to £1,450 per calendar month.

Rightmove listings for RENT in Arnside March 2023		
Housing type	Beds	Cost per month
Flat/apartment/maisonette	2	£850
Flat/apartment/maisonette	2	£1,450
Detached	3	£1,250

There are homes in Arnside managed by South Lakes Housing, to meet affordable need. Most of these are for rent, and they do not turnover very often. Local Housing Associations (eg South Lakes Housing) will look for ways to meet the affordable rent and low cost home ownership needs of a local area.

Appendix 3

This table summarises the preferred movement from existing to new tenure for each of the households in need.

Who owns your home?		Which option would you choose?
Outright by a household member member(s)		Buy on the open market
Outright by a household member(s)		Buy on the open market
Owned with mortgage or loan	➔	Buy on the open market
Owned with mortgage or loan		Buy on the open market
Outright by a household member(s)		Buy on the open market
Owned with mortgage or loan		Buy on the open market
Outright by a household member(s)		Buy on the open market
Owned with mortgage or loan	➔	Buy on the open market
Owned with mortgage or loan		Discounted Market Sale
Outright by a household member(s)		Discounted Market Sale
Outright by a household member(s)		New Government model "First Homes"
Owned with mortgage or loan		New Government model "First Homes"
Owned with mortgage or loan		Rent from council/housing assoc
Rented from a housing association		Rent from council/housing assoc
Rented from a private landlord		Rent from council/housing assoc
Rented from a private landlord		Rent from council/housing assoc

Rented from a housing association	➔	Rent from council/housing assoc
Rented from a housing association		Rent from council/housing assoc
Rented from a private landlord	➔	Rent from council/housing assoc
Owned with mortgage or loan		Rent from council/housing assoc
Owned with mortgage or loan		Shared ownership (part own, part rent)
Outright by a household member(s)		Shared ownership (part own, part rent)
Owned with mortgage or loan		Shared ownership (part own, part rent)
Rented from a private landlord		Shared ownership (part own, part rent)
Owned with mortgage or loan		Shared ownership (part own, part rent)

Appendix 4

Question 19.

Can you suggest a site or location in the parish where such development could be built?

- Orchard - fill in on Briery bank.
- land in lower section of Briery bank (field). Land off Redhills road.
- Black Dyke road.
- Redland rd
- the common, Redhills. Black Dyke road. Lemons field. old station yard.
- the common - Redhills rd. Station field
- land bordered by Redhills rd and Lawrence / Parkside drive
- Redhills rd 'the common' ideal location for future development. land off Hollins Lane - ideal but access may be a restriction
- land off Hollins lane. land off Black Dyke road
- no
- only infill sites
- no
- no - there is enough houses in this village already
- middle field in village off Briery bank. the one on Black Dyke is good but floods too often and would cause issues for years in the houses.
- Briery bank. bottom of Knott lane
- no!
- Land on Briery Bank
- No
- Land adjacent to train station or land accessible from top of Briery Bank
- Field/land off Hollins Lane. Field/land along Briery Bank. Field/land opposite train station (top only, bottom floods.
- Land on right going up Briery Bank
- The Common - Red Hills rd.
- none at the moment
- Fields opposite rail station on Station rd. Extension of Parkside Drive/Lawrence Drive
- Briery bank
- fields opposite Arnside station
- field behind Hollins lane
- land to NW Briery bank
- There are plenty of open/neglected plots around Arnside (Briery bank) Silverdale rd near railway station
- We don't feel there is any area in the village which is appropriate to build further properties - all open areas are currently used and appreciated for what they are - which maintains the secret of Arnside's appeal for people to live and visit.
- no
- Pasture between Red Hills Rd and Higher Knott Rd (extend Laurence Drive). Land between Black Dyke rd and railway from Briery Bank towards station. Extend Church Hill with ground below playing field.
- Land behind Red Hills rd
- I would want brown field sites to be used such as the coal yard as you now come into the village rather than using any open land which would ruin the landscape of the village
- Not at present. Need to know what the possible locations might be then consider suitability and impacts on the existing situation

- no
- no sorry
- Briery Bank
- no
- Woodland on Red Hills rd opposite old youth hostel
- Land opposite Railway Station
- End of Parkside rd. Sandside rd.
- Land near top of Briery rd currently owned by persimmon homes. Land on Red Hills rd (opposite old youth hostel) currently experiencing planning problems.
- End of Parkside Rd
- Black Dyke rd. Station field.
- On one of the caravan parks
- Red Hills Rd (The Common)
- There is no suitable sites for any further housing in Arnside
- On road leading to back of station
- Field opposite station. Briery Bank.
- Green land Coles Drive/Silverdale rd
- Land at junction of Red Hills rd and High Kott Road (known to me as the common). Land at back entrance of the station off Sandside rd next to Station House. Or field opposite.
- Land opposite the railway station. Around the Ship Inn. Back of Hollins Lane. Off Briery Bank. Back of Black Dyke Rd. Back of Red Hills Rd. Land leading out of Arnside to the right.
- no
- No suggestions - due to seasonal flooding, AONB/protected landscapes and habitats
- On Station Road, next to Ashleigh Court
- no
- 3 sites in the development plan. further site, behind property in Redhills rd
- land adjacent to Hollins lane (presumably owned by local farmer). Land opposite flats on Redhills rd (sold a while ago i think, but not developed) next to Saul Gdns
- station field + Briery bank
- no
- land at the eastern end of Lawrence Drive (not the whole field)
- none
- field on Redhills rd
- on the road to Milnthorpe? Not on the sloping meadow opposite the railway station (church lane) - too wet
- not in our remit!
- already identified in local plan
- road leading to back of station
- Briery bank, near Black Dyke rd
- No. I'd want any such development to be led by the AONB DPD
- none available
- telephone exchange and old coal yard
- part of the field to the north east of Black Dyke rd. also field to the north of Briery bank.
- fields on Briery bank
- As Ashmeadow was left to the village by John Barnes in a trust why was the site never used for affordable housing and is now mostly 2nd homes + holiday rentals. Old Garage site on Ashleigh Rd. Red Hills Rd Pasture that opens to Lawrence Drive, could have Housing and a village car park. We don't need a high number of new homes in Arnside. There are many properties in the village that are uninhabited and

freeing this up is an ideal goal. Smaller, high quality retirement/elderly properties could free up larger family homes. A number of smaller starter homes for rent or purchase at a discounted price is needed.

- Sandside site that has planning permission. Brownfield site is an eyesore. I support the plans
- Redhills rd opposite the Youth Hostel which has planning permission for affordable homes Eastery on Black Dyke Rd
- Briery Bank Persimmon Homes, already have land purchased on that land
- Any suitable and accessible site should be considered. Station, Briery bank, Parkside/High Knott/Redhills Rd
- Briery Bank
- We would not support using a greenfield site - too few left
- Field on Redhills rd. No others a susceptible to flooding. What about the sewers
- Any brownfield site, perhaps land leading to the south bound platform of the railway station. Old garage at Ashleigh rd.
- BT Exchange site. Land by old fire station
- Kings close Circle
- Field at bottom of Briery Bank, runs alongside railway. Field on RHS Briery Bank half way up the hill on the bend
- On site of telephone exchange, In field bounded by Redhills rd./Parkside drive/public footpath. On undeveloped plot opposite the youth hostel
- The flat fields between Carr Bank and the rail line
- The only area to develop would be between Arnside and Carr Bank. The roads and drainage system does not support more development in Arnside itself.
- The field on the left opposite the station
- Sites where previous plans have already been suggested. Any small development MUST be developed with of street parking. Lack of suitable car parks and too much on-street parking is a perennial problem here
- Briary Bank, land could be used for mixed housing
- Opposite the railway station
- Possibly willing to be involved. Renovating existing properties in Arnside. See what the local needs are then decide if there is a need for local sites. Grants and incentives for younger people need to be looked at
- None is needed
- field opposite the train station
- Briery bank, field nr station
- Redhills rd opposite Crossfield house and bungalows. small wooded vacant lot. Field behind Silverdale rd/Hollins lane
- Briery bank
- farmland should remain farmland for agriculture. Not become affordable homes for local ppl who wd prefer to spend their money on camper vans and holidays.
- Field on Redhill rd
- the common, Redhills rd
- the common, Redhills rd, Black Dyke rd
- Briery bank along from existing small development. What 3 words: BURYING CUPCAKE LANDLADY to TACKY SCORNFUL HOBBYISTS
- not in flood zone
- in some fields
- field up Hollins lane. fields across from train station. field on briery bank. Black Dyke rd. Btwn carr bank and Arnside tower farm fields
- the wasteland near the top of Briery bank on the east side of the rd
- Storth, Sandside, top of Silverdale rd on other side from Knott
- Redhills rd

- not on green space but replacing larger properties
- Black Dyke road
- field by the station
- in between Carr Bank and Arnside
- former orchard now scrubland next to current affordable housing at Briery Bank. It may not be brownfield but it appears unused and undervalued, and has been in this state since soon after the sale of the land attached to the former L???'s farm.
- can't think of a site that isn't too steep or prone to flooding. Most sites have been used. Also the village needs a proper car park for existing demand and pressure.
- no, but not on flood plain or ancient woodlands/protected areas
- infill
- station rd field on the west side. ideal for public transport, school and shops
- Existing brownfield sites eg Nr, Storth Carr Bank Quarry etc eg ///shrub.jelly.deep or ///backlog.orgin.stickler (ship inn site) ribbon housing development in: ///friend.carriage.legthen flat plane development in: ///poster.decompose.mimed * with additional SUDS infrastructure and wilding project with woodland planting railway embankment adjacent land ///acid.soldiers.wraggled * as above additional suds and ponds with tree planting and sensory garden area
- in and around the station area. Field at the top of Briery Bank. Land at Sandside - currently used for building materials and storage.
- opposite railway station
- land opposite what was the youth hostel
- this has already been done, in detail about five years ago.
- vacant field on Redhills rd. corner of high Knott rd
- most suitable fields have been bought by a developer. Field on Redhills road, corner of high Knott rd, Briery bank.
- the orchard plot, Briery bank behind Hollins lane
- Black Dyke road in field between road and railway
- Field opposite houses on Black Dyke Road
- Black Dyke Road, Briery Bank
- no
- Land off Briery Bank, between Briery Bank and Black Dyke Road.
- Old orchard Briery Bank.
- Off Black Dyke Rd
- At the top of Briery Bank
- Fields North of Briery Bank? Or the field North of Hollins Lane near where it meets Silverdale Road.
- Plenty of infill areas around Arnside. Hollings lane, Briery bank, Redhills road etc..
- Behind station. Opposite station.
- On land opposite railway station and build extra parking for village ... most homes have more than 1 car these days and there is not enough residential parking
- No
- A Different Parish
- In the field at the top of Briery Bank, the old Earnseat playing field
- no
- Top of Briery Bank
- Briery Bank
- Opposite the station/railway track
- No
- Any brownfield site Not any greenfield site
- Top of Briery Bank opposite the entrance to Stonecroft
- No

- Identify where the off comers have bought, knock their mansions down and build for true locals. Ashmeadow, the Barnes trust was left for the village but that was all under hand, and build for the locals on the grounds bringing back a small swimming pool for the community
- Red Hill road on the common

Appendix 5

Question 21.

Do you have any further comments or suggestions?

- Most of the population in Arnside at this time, have come from other countries. A lot of these purchase a premises and then extend, in some of the premises the extensions were extensive - in some circumstances doubling the size of the property. No wonder there are no properties of a reasonable size or of the right price. I think you should look at the planning dept.
- Daughter found village too quiet. Not many younger people live here, visit at weekends for walking but pubs primarily (40+ years). Daughter moved because she felt 'too quiet' in village. Many retirees and older people live in village.
- affordable housing for local people but not on shared ownership.
- in effect any new building in Arnside will be on green land and must not be allowed. if the growth of the nation's population cannot be controlled then only high rise building in the cities and large towns should be allowed to resolve the problem. In the last 20 yrs I have noticed my journey between Arnside and Kendal has started to resemble a housing estate - enough is enough!
- no space for expansion. infrastructure would not cope. It's log-jammed 8 months of the year already.
- We don't need any more housing in Arnside. Being in an AONB I understand that development will be restricted. Arnside is already busy with tourists coming in. It is a suitable size with little room for expansion. Some infilling is already taking place, but extra growth should be discouraged. Is there sufficient housing for sale to accommodate those wishing to live here - discounts could be made available through community led organisations.
- I am concerned that new housing could affect the sensitive areas of Arnside as an AONB and SSSI. Building upon land which is susceptible to flooding will likely damage existing habitats and cause greater flooding issues for the village.
- secure tenancy at reasonable cost is critical for young ppl and young families to live happily.
- houses for sale should be subject to a residential clause ie not for rent or second homes
- at present there is only infill areas within the village. Arnside needs a development with units designed to be affordable, environmentally designed and quality built. Unfortunately the restrictions placed by the AONB and the present planning authority prevents. Any development within the village controversial.
- Arnside is a picturesque village that doesn't need any more houses
- Need more young ppl to move back into the village. I have many friends from school who want to move home and have been trying for years but houses are outpriced due to retiring population and second homes to rent out which is not needed.
- There is a history of mixed developments, of the builder worming his way out of building the affordable part. I ticked yes to Q11 (affordable + market) but am concerned about this.
- in the interests of social mobility and personal development we think it is highly desirable for young people to move out and away from parental home and from childhood environment. Providing them means of continuing to live in the same place as they were brought up is misguided and wrong. If employers want a labour force, they should either provide transport, or housing, or better pay for their workers.
- There is no housing for young singles, couples and families. There are too many family houses being sold at inflated prices to people with some money to spend.

- I wish there was a cap on people buying 2nd homes/holiday homes in the village. Homes in the village are impossible to purchase for first time buyers - the prices are extremely high.
- Sheltered housing?
- Arnside as well as all South Lakeland is in need of local affordable housing whether to rent or buy.
- Only support open market housing if restricted sale ie no second home or holiday let. If you do decide to increase number of dwellings please consider - we will need more school places (primary), and a bus service. Maybe more street parking. No more second homes/no more holiday lets. Sales, if applicable of social housing to existing residents or those working in area.
- The word small (Q12) should be more specific. adequate services need to be provided before any development (electricity and water)
- being elderly and renting I have no real interest in this survey.
- executive housing.
- small housing developments for local young ppl and families that would help to diversify the local community would be good if it was felt there was a need. Transport facilities (bus/train) and general amenities would need to be taken into consideration.
- family house with granny flat allows independence of older/retired person but family can take some responsibility. Ensure that ppl in social housing still fulfil the criteria. This is being abused at the moment.
- I notice a lot of new housing being built on the Southern fringe of Kendal, Oxenholme and Endmoor as well as expansion at Carnforth and I think it would be a good idea to have some extra housing in the village.
- Could the infrastructure of the village support more houses/traffic? The school is full, buses to secondary school in Milnthorpe are full. No parking in village. No proper bus service.
- For anyone who wants to live permanently in the village and appreciates it is an AONB. People who care about the surrounding environment and wish to live in a rural situation and help maintain its pleasant state.
- Grew up here and returned recently.
- This is all speculation - very few people have enough knowledge to answer these questions in a meaningful way. I have completed this survey as asked. However, I do so reluctantly as I believe any survey of this type can, and most likely will be, used by taking out some answers and aggregating them to use to prove a point, which will benefit (ultimately) no-one except the developers. It is unfortunately the way of the world we live in now.
- My daughter would like to move back here but prices to buy and rent too high.
- No more houses. Having lived in Arnside for four years it cannot support any more people here. The country walks are busy, the promenade and front are inaccessible to locals at weekends and bank holidays due to excessive numbers of visitors and tourists. Visitors are only limited only by limited parking spaces and many more arrive by train. The last thing we need here is more people! We are overcrowded already for our facilities.
- We moved to Arnside as my husband (now deceased) was disabled and needed a bungalow with garage to store his mobility scooter and equipment. I now wish to downsize/down price. I am property rich but cash poor. Have been looking in the area but haven't found anything suitable, don't need large garden or garage.
- We need more social housing for rent in Arnside.
- Recently widowed.
- Need to keep younger people/family in the village to keep school open. Need to encourage more use of local facilities.
- none. Arnside is a large village further housing is not required but there are far too many second homes. Further development would result in more second homes

which would then appear on airbnb. Stop second homes. We do not need more housing - this is an AONB.

- The house we bought had a local occupancy clause. We support these types of clauses and think they are a positive thing however we found it very difficult to secure a mortgage as it is unattractive to lenders.
- Disagree with open housing build as will be bought for second homes. Most young people in the village and working on minimum wage, therefore making a mortgage repayment almost impossible.
- Arnside is an area of outstanding natural beauty with many rare plant and animal species. Further building is detrimental to these species and their environment, making it more difficult for them to thrive and spread. All existing land in the area which has not been built on should be managed for the benefit of wildlife.
- none
- none
- Current house for sale prior to moving to Devon where family live
- none
- Do not give permission for any more holiday rentals or second homes.
- This is the second housing survey needs we have completed. Little done after first. Our children moved out of village more than 5 years ago due to no affordable housing. They wish to return to the village where they grew up and where they feel they belong. Local occupancy houses have been sold and the local occupancy removed. This is wrong. Low cost/local housing needs to be provided permanently primary address.
- Small houses and apartments are being purchased by locals to rent as holiday lets.
- More small bungalows for older residents.
- Independent living for older people. Any new development needs to be for people living and working in the area. No more holiday homes.
- I believe South Lakes Housing is the only council in the country that does not recognise if you have a child 18 years and is studying at Uni that he is still not in need and support of his/her family. I have had this experience and my son had to move away from our support financially.
- I think it is nothing short of ridiculous to try to control the housing market by subsidizing the cost of house ownership/tenancy by people who happen to originate from Arnside. It is hardly an expensive place to live (compared to the South East for example) so if someone local wants to live in the village they can do so. Leave well alone.
- A ban on second homes. Proven need - people working locally shouldn't be excluded from local housing (just because they don't have 3 generations in the cemetery) Social/family housing should be regularly assessed - right size family in right size house. Poor rural transport links. Grants for home insulation and solar.
- Units for disabled (physical and mental). This is a caring community, and all newcomers benefit if they wish to do so from the community spirit and friendliness. it is important local people are not priced out by incomers. Arnside will continue to prosper if all projects are modest in size and UU ensure the drains can adequately support them and keep the bay clean.
- it is my understanding that in some parts of Cumbria you can only buy some properties if you prove you are local. maybe this is worth consideration (if not already in the mix). As an AONB it is essential in my opinion to fully engage with the AONB in developing any options.
- My sister, not from the parish, would like to move to the village to be near family (she is nearly 70 years). She cannot find a property in the 'under £250,000' price range. It appears that cash buyers snap up properties so there is no opportunity for those who need to sell a property in order to buy one.
- Any new development should be restricted to exclude holiday lets and second homes.

- Arnside needs to utilise available housing first, before building new properties. There are empty properties that need to be occupied. Arnside is special because of its mix of green spaces/farmland/housing. If these spaces are built on, Arnside will cease to be unique and will just become another housing area.
- lived in a village previously where affordable housing was built. It was not taken by local people so people were brought in from out of the area - completely spoiled the character of the village. the houses weren't kept well and low level crime/anti-social behaviour increased
- Local housing for locals - especially to keep young people in the area
- A minimum amount of houses should be built. Arnside should not be expanded.
- Houses have already taken over land where possible. Flooding is a problem. Now we have more rain Arnside is on a hill. Up or down - water has to go somewhere. Always downwards from rocks surrounding us. I can't think of a non-waterlogged area - difficult to build on.
- None that will be used for DHSS as they never look after them. Leave the village as it is. The village is over-run with too many cars. Locals cannot park as it is. Schools are full. Leave the village as it is. There are no jobs locally. It's already packed out in the summer.
- 4-8 homes
- The affordable housing criteria does not make allowance for young ppl moving away and looking to return. The village is generally unaffordable for young ppl/young families with local connections. Current Local occupancy clauses don't make any provision for people trying to move back to be near family who grew up here but have been unable to work/rent locally for a several years. We should be restricting second home ownership but encouraging a more diverse local population. I'd love to see more social/affordable housing and not just over 65s developments.
- Arnside does not have the infrastructure for more property. There is minimal local employment. The bus service is inadequate. There is a difference between need and desire.
- local occupancy only. No houses should be sold for holiday homes or second homes in the village.
- I have three children born and bred in this village, one has left, one has managed to get on the property ladder. The other has not and rents in Arnside. As they have no children it is difficult to get on the Council housing, so low cost housing or more social housing would probably benefit them. They work locally.
- The meadows, Silverdale Rd., Arnside was built as affordable homes but some are second homes (not what they were meant for) Arnside has poor transport and little jobs opportunities
- Affordable housing is what's needed, not more high cost housing. We need to keep locals who have grown up here so they can be part of the village, particularly the schools. Shared ownership is still ownership, excluding the most needy. Planning laws seem not to protect the notion of mixed housing.
- As mentioned this site at Sandside is ideal. The Silverdale Cllr who is objecting needs to get a grip - he doesn't even live at Sandside and is part of the older generation who like to keep any younger families out. He needs to keep his snout out. Also pedestrianize the front at Arnside, it would create better retail, attract more to the village = income. Put a car park opposite the Station - job done!
- There is a need to encourage permanent occupation of second homes. The demographics of Arnside have been changed by the influx of retired residents and has in turn pushed up house prices, especially bungalows. Many of the residents will struggle as they get older, but I do not think they are the priority. Priority for housing needs should be focused on genuine locals who have been born in the community and have continuing family and employment links. There is also a need to ensure that affordables remain in the hands of eligible residents.

- The number of second homes/holiday homes/Air B+B needs to be looked at in order to free up houses/homes that way. Many stand empty for most of the year. People with second homes in Arnside with a view to making them their main home in the future, are tying these up and making them unavailable to people who may need them. We think this is unfair.
- Can envisage parking/sewerage/GP problems. Also really poor bus links for families without cars. Housing developments much better closer to towns and amenities
- Although I get the point that a development with open sale homes can support building of affordable homes. Too often planning permission seems to be granted to these developments only for the developers to back track and water down their commitments, hence I would be unwilling to support open market build.
- Open character of the village must be preserved. Building in the centre of the village would affect this and generate widespread objection.
- Downsizing home to free up larger occupied houses, 1, maybe 2 bed maisonettes, Maybe two stories, pricey across the board needed, in touch with transport and village amenities. Possibly bungalows
- Thanks for doing this for the ongoing community's housing need survey
- Small bungalows for those wishing to downsize therefore family homes feed up. Affordable homes desperately needed for the young of the village,
- Housing built should be sympathetic and in keeping with the aesthetic of the Village. Should be sustainable. There is a misnomer that the village is full of old people - not true - lots of families with children growing up who may need homes in the future. Too many holiday/second homes will erode the village community.
- Houses/flats for village retirees - thus making more dwellings available for families. Limit holiday rentals
- There is little to buy around the £350 - £500k. Not many affordable 3 bed houses for families. There are too many 2nd homes or Air B+B or holiday lets which have pushed local families out. Thus no support for local business, fewer children and lack of opportunities for local people. The terrible lack of public transport linking Arnside to Kendal and surrounding areas also has a huge impact on the local businesses.
- We have found it very difficult to answer the questionnaire as most of the questions seem to be loaded in favour of agreeing to various types of housing development. Having lived and worked in several large villages, where small developments for local people have been approved, we have seen these developments, on delivery bear little resemblance to plans. These have sometimes had a detrimental effect on the a locality, hence the very cautious answers
- Consider need for new school places, and Doctors registration.
- If housing is for sale, local occupancy conditions for some properties for a period of time would help. After 12 months or so that restriction could be lifted, so there is still some movement in the property market
- Housing needs to be truly affordable for those wanting to live and work locally, not just affordable for those on high incomes Its importance to prioritise younger people who are starting out - revisiting the housing needs of older people may also help to free up some existing properties.
- Arnside does not need to grow. It needs to use the resources it has more wisely. There are too many empty houses being sat on by speculators, and too many second homes.
- Too many local properties are second homes which is general throughout the area. Restrictions should be made. Any new developments must be for local occupancy.
- I have four children, all local who have had to move away as there is no affordable houses in Arnside.
- As a person on the autistic spectrum I would need a house that is adapted for my needs.
- The Meadows, Silverdale Rd was supposed to be affordable for local people. We have more than enough housing for the 55 + - both in the rental and buyers market.

The infrastructure is not in place for more development. There is a planning application in now for Briery Bank and Sandside. Parking is a nightmare, difficult to get in and out of the village because of the amount of cars parked on the roads. recent improvements have made things worse.

- Must include access to parking and provision to ensure on road parking is reduced. Limited time parking on one side of the road for locals to continue to support businesses essential to the village.
- We live on the meadows. Of the 29 houses we know that at least four are second homes. These would be affordable homes for young ppl and families yet they remain empty for most of the year. The issue with new open market housing is that a significant proportion are likely to be purchased as second homes. This is failing to address local housing needs.
- There is a real need to create more affordable housing for ppl of all ages. We need quality housing for younger ppl and families plus bungalows for older ppl. More social housing is required. There should be a ban on ppl buying properties for holiday homes.
- Wherever housing does take place it is vital that adequate PARKING off road is provided. No amount of traffic calming, speed restriction etc will solve the problem of on-street parking.
- no need for new building
- in the 10 yrs that i have lived in the village airbnb has become a major issue in the street next to my house and there were 3 of 8 houses being used in this way. I suggest there be a business tax applied to these properties.
- better transport needed to support younger generation living here (trains and buses)
- avoid building on existing plots of land providing greenspace within the village - no more infill development.
- New housing for sale on the open market should not be available as 2nd homes.
- I would be curious to know how many second homes there are in the parish and if that contributes to a lack of housing
- Do not build on every green space in the village and destroy its ambiance.
- The charm of the village is its green fields with views beyond so it would be a shame if these green sites were built on.
- No more holiday let and no more expansion of static homes. local occupancy and use only as a first/only residence.
- Open market homes are often used for holiday homes for the well off when they are no built for them.
- As I age I may need to downsize or move into sheltered accommodation/care home. Time will tell!
- none of the above
- I do not believe we need any additional housing in this parish. If there was a way to prevent ppl buying 2nd home the problem wd be solved. eg I would like to move from my bungalow to a smaller appt but when I try to do that any 1 or 2 bed appt is bought up as a 2nd home by a buyer with ready cash before I have a chance to sell my home in order to buy another home.
- Arnside needs local residents who invest in the village. too many recent house sales to airb&b and second home owners. I see too many unlied in properties. We need young ppl and families. The demographic of the village is old.
- local people. If houses for sale have local occupancy clauses attached. Otherwise second home/ holiday rental occurs.
- would prefer the few green spaces in Arnside to remain as such to help keep the village as a typical semi-rural community.
- Any further housing dev would need an enforceable s.106 agreement to ensure local services can be improved in line with the size of the development.

- suggest holiday homes are charged a minimum of triple council tax (and second homes which are rented out short term) as they are killing the village. they are pushing up prices and destroying the community wellbeing.
- rented social housing should not be sold at discount to tenants without some safeguard on future sale/requirement to sell back to the community etc. some properties in the NP have restrictive covenants are still at prices well beyond the purchasing power of those on typical Cumbrian salaries. genuine social control is needed if houses are not to filter to the leisure market. The community needs to continue with a vibrant mix of young families, young ppl and elderly to avoid being a second home ghetto.
- Cut down/stop the number of second homes (ie those not used for more than 6 months of the yr)
- A survey should be instigated as to how many houses are second homes and holiday lets. No building allowed on green belt land.
- In practice developers seem to be able to get around the requirement for affordable homes. The village works well as a community of mixed ages. The age groups of ppl using present housing stock is constantly changing; at the moment young families seems to be moving into houses which were the homes of retired people. The glaring shortage is of bungalows for older people but providing more might make this a retirement community which would not be as healthy.
- We believe there should be some sensible restriction on the percentage of properties available for holiday/short lets - and second homes should attract a higher rate of council tax
- Arnside is a popular location for second homes. Any development now or in the future presents the opportunity for this should be avoided. It takes up houses and inflates prices. All proposed developments must take into account the AONB status of the area and be in close consultation with the AONB officers. Local amenities and travel must be taken into account to preserve Arnside whilst avoiding excluding locals from buying here.
- Very clear urgent need for social housing for rent, aimed at single people, young couples and families, to retain and attract them to the village. Being in the AONB should rule out any new housing for private rental or sale. Replacement in situ, of individual houses which are obsolete would obviously not be objected to.
- It would be prudent to introduce a local second home disposal criteria as a local by law requiring a percentage of the sale value to reinvested in local affordable housing. In addition a register of suitable homes in categories of young, single, older, supportive housing which ALL homes in the Area could be coded against in order to provide a market supply register. Thirdly the introduction of a local letting holiday tax on all second and subsequent homes.
- Arnside's challenge, like many other attractive rural areas, is to provide the right location and model to facilitate affordable homes for younger people or those with families - helping the community thrive and sustain key amenities, such as the school
- A need for social housing for single people
- Whilst a small development to meet local need would be beneficial it should not dilute the local character and special quality of the area/village.
- We use 1 bedroom for 'rent a room' using airbnb to advertise and arrange bookings and we only rent when we are in residence (aprox 50 weeks pa)
- I was born and raised in Arnside. it's been my home all my life I was extremely lucky to be given the council house that I live in. Private rent was becoming extremely unaffordable and we couldn't have possibly stayed in the village if we didn't get our council house. there is a huge a need for affordable housing in the village. It's few and far between.
- Parking on site should be a condition. Parked cars on roads already bad enough in Arnside.

- Arnside has no job ops, can't get a Drs appt for 3 weeks, all services are currently over-loaded, people, have sold their council houses not thinking about their children's accommodation. Too many 2nd homes or holiday homes in the village. Need to charge more council tax as a lot of these homes are suitable for younger ppl but are overpriced/out of the market. Homes previously built for low cost homes are now mostly rented or second homes. Meadows development. Far too much traffic in village, no parking in areas. sewage system does not work due to too many ppl already. If above points were addressed there would be no need to build additional homes as there are a lot more than 8 holiday/second homes occupied in our village!!
- none in Arnside or the aonb. Arnside and Silverdale aonb is not suitable for any further development. An aonb is second only to a NP and for v good reasons. Arnside PC should NEVER have invited this survey.
- Housing with 'Local Occupancy' clause. This allowed myself and my partner to buy our maisonette as our first home which would, likely, have made a successful holiday let instead.
- I think to fully benefit a combination of options are needed to suite the parish needs.
- None Needed - None Wanted.
- None of the above
- Not retirement