

Burton: Key points from feedback

Question 1. Housing: Which Sites?

- Site BU001 a preference, comments include the site being an infill site, not leading to sprawl but there may be need to improve highways, using Manor Close as the access. Potential to allow green space including allotments.
- Positive comments also towards small sites BU0011 and BU010, and frontage development on BU009 on flat parts of site.
- Preferred sites for housing: BU001, BU009, BU010 and BU011

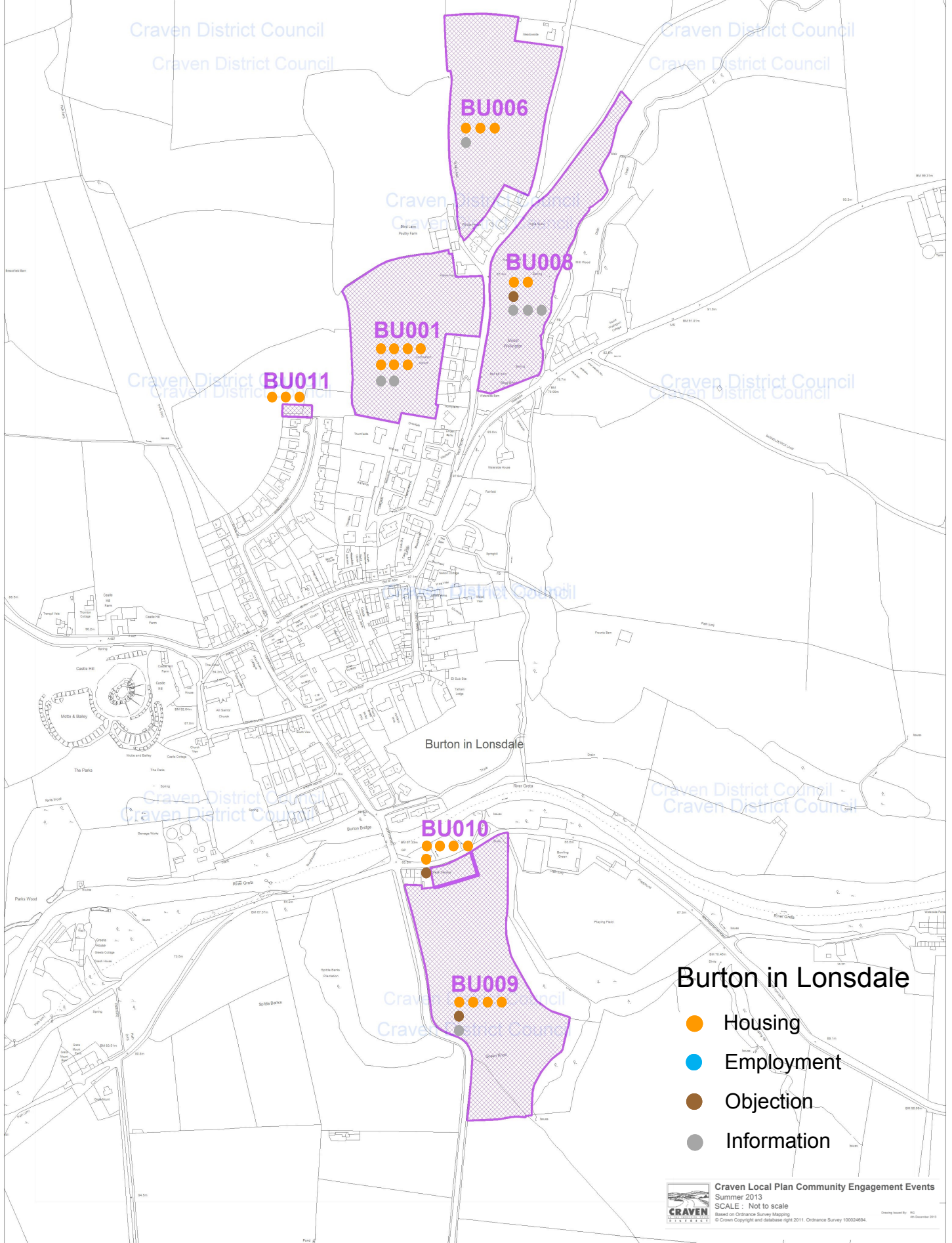
Question 2. Employment Land: Which Sites?

- No positive comments towards employment land in Burton, not suitable in village and should be located in Bentham & Ingleton.
- Preferred sites for employment: None

Other Information

- Although BU001 is identified as a preference, there are concerns along with BU008 that the highway is poor and improvements would be needed. BU009 concern over traffic along Chapel Lane. Number of concerns raised over safety of Ireby Road.
- Sites BU008 and BU009 problems with sites being located on steep hills.
- Frontage development within the village preferred and strong support for development of smaller sites spread round the village, rather than one large site.
- Different house types needed to enable home working. Also need to consider ageing population, lifetime homes.
- Residents links with Lancaster University picked up.

Coloured Dots: On the settlement maps, a coloured dot represents a preference expressed or a comment made by an individual with respect to a site. An orange dot indicates a preferred site for housing. A blue dot indicates a preferred site for employment. A brown dot indicates an objection to development of a site. A grey dot indicates a point of information regarding a site, which may be an issue, a query, a suggestion or an idea.



Burton in Lonsdale

- Housing
- Employment
- Objection
- Information

Settlement Event Feedback Report: Burton-in-Lonsdale



The questions below were presented at settlement drop-in events along with background information. The questions and information were discussed with those attending—on a one-to-one basis and around a Discussion Table—and feedback was recorded on Post-It notes. Attendees also posted general comments on a Post-It Wall. All responses and comments have been collated and transcribed below.

Event Venue: Village Hall, Burton-in-Lonsdale

Date & Time: Wednesday 9th July 2013, 3pm—8:30pm

Number of attendees: 38

Question 1. Housing: Which Sites?

Introduction: Hundreds of sites have been suggested to us for inclusion in the local plan as housing development sites and our Strategic Housing Land Availability Assessment (SHLAA) looks into the pros and cons of each one. Only some of the sites will actually be needed to meet our housing requirements and we therefore need to choose the best ones from those available. Our SHLAA contains a lot of useful information, but we also need to know if people have any preferences for particular sites, and why.

Bearing in mind the number of new homes we might need to plan for in this location, which site or sites look preferable to you, and why?

Site	Comment
Land owned by Gallaber Farm	Land isolated from settlement. Access narrow and twisty. Land adjacent to ancient woodland. Land at northern end is very steep and highly visible from village (field 1182). Consider that land does not meet part 1 check.
BU001 (or BU006)	Allocation could allow additional land so that green space, allotments, orchard could be created with the housing.
BU001	Would be good if could use Manor Close access.
BU001, BU006 and BU008	Development of the sites would require improvement to the Ireby / Ingleton Road junction and introduction of pavements.
BU001 and BU008	Need improvement to highways.
BU008	A steeply sloping site. A single strip of housing along the road could be appropriate but possibly not the full length of the site.
BU009	Steep hill, bad corner re highways.
BU009	Flat area by the road (going east) would be preferable.
BU009 / BU010	Concern re traffic down Chapel Lane, too tight to take more traffic.
BU009, BU010	Frontage development.
BU009, BU010	Areas adjoining the road to continue the building line would be preferable.
BU010	A sensible site for a few houses even though it is in Bentham parish.

Other Comments

Housing	Employment	General
<p>An ageing village. Support gradual provision of 45 or more houses over the plan period. Need families.</p>	<p>Need for a big employer.</p>	<p>Burton has strong links with Lancaster University. Also Kirkby Lonsdale for schooling, Hornby for convenience shops (6 miles away towards where many residents work).</p>
<p>Smaller sites spread around the village. Community cohesion. 3 additional voices in support of using small parts of a few sites.</p>	<p>Different house types to accommodate home working needed. Rather than live / work units or business premises.</p>	<p>Ireby Road is unsafe and unsuitable for traffic.</p>
<p>Different house types to accommodate home working needed. Rather than live / work units or business premises.</p>	<p>Small low cost units for self employed people would be a good thing within housing development sites.</p>	<p>Volume of traffic on A687—main concern in village. Ireby Road—impact of new development on safety.</p>
<p>Require opportunities for more local people to buy housing rather than high levels of 2nd home ownership / holiday units.</p>	<p>Large employer would be great. Hi-tech clean industry which caused very little impact or pollution.</p>	<p>No common grass area.</p>
<p>Use traditional materials.</p>	<p>Some small businesses find affordable storage space on farms, which seems to work for them.</p>	<p>Nothing wrong with creating new settlements. A good example is Buckshaw village near Chorley which has created a new community feel.</p>
<p>Want more infill / piecemeal sites rather than just the large sites presented. A large site would push us away from addressing our trend based requirements and create distorted housing need.</p>		<p>This could be in addition to housing in existing villages because it would help overcome distances.</p> <p>Second home ownership real issue. Difficult to keep village shop sustainable.</p>
<p>Make sure that affordable housing is well designed suiting the character of the local area.</p>		<p>North end of village pavements are a concern.</p>
<p>Very different from Bentham and Ingleton. Houses are more expensive in Burton-in-Lonsdale, links with Lancaster university—professional / farming professions.</p>		<p>Our predictions are based on linear trends. Super fast broadband will impact on people's ability to live and work in Burton-in-Lonsdale.</p>
<p>Pavement provision or improvement may be needed with housing development. Possible enhancement / extension of 20 mph limit.</p>		<p>Quite a few people work in highly skilled white collar jobs. Also tradespeople living in Bentham.</p>

Other Comments

Housing

An additional area of a site could be allocated / released to enable land to be provided for allotments, possibly with multi-functional green / open space.

Using small parts of a few sites would be an alternative to developing one whole site and might enable infilling rather than a larger extension.

There should be a phased release of development on sites to provide more organic growth of the village.

Fewer holiday cottages. Less people buying.

Big issue with any site is increased traffic. Already a huge problem in the village.

Smaller dispersed plots of land for housing.

Accessible single storey homes for older people and wheelchair users should be included in the housing mix.

Lifetime homes, adaptable properties.

The strategy should be as dispersed as possible. Do not accept that a concentrated distribution would result in less car use in Craven.

Share development around as much as possible. Arguments that the majority of development should be in one part of the village are the wrong tack.

Employment

General

Burton in Lonsdale—the figure is too low as need to enable more young households to stay in the area.

Other Sites

Comment

BU008

Not at all.

Other Comments

Substantial development on Ireby Road will create further difficulties at junction with Ingleton Road. All these sites a long way from village facilities.

Why develop greenfield land when brownfield in other communities.

