

Draft Arnside & Silverdale AONB Development Plan Document Consultation Summary

Why a Development Plan Document for the AONB?

The AONB straddles the boundary between two District Councils who both have to have regard to the statutory purpose of AONBs in carrying out their functions. A dedicated document can focus on the special character of the AONB and have its conservation and enhancement at its heart, as well as ensuring that planning policies and decisions are consistent across the AONB. It will demonstrate that the Councils are fulfilling their Duty to Cooperate on cross-boundary matters. Government policy requires that councils give great weight to conserving landscape and scenic beauty in AONBs.



What is this consultation about?

We are at the second stage in the production of a dedicated **Development Plan Document (DPD)** for the Arnside & Silverdale AONB (the AONB DPD), which will, once adopted, become part of both South Lakeland and Lancaster's Local Plans. We consulted on an Issues and Options Discussion Paper in late 2015 to seek views on the general scope of the DPD and sites suggested to us for consideration for development. We have considered feedback from this consultation, alongside other evidence, to inform a set of **draft policies and a set of proposed development sites** on which we are now **seeking your views**.

Your views will help us shape a final set of policies and sites, which will be published for further consultation next year, before being submitted to the Planning Inspectorate for public examination.

How do I get involved?

This leaflet provides a summary of the Draft AONB DPD document and provides an overview of the topics covered by the new draft policies - if you are interested in any of the policy areas then take a look at the full draft policies in the consultation document and let us know what you think of them. You can share your views with us in a number of ways - see over the page for more information.

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Where can I find more information?

Lots more information about the AONB DPD can be found on the web at www.southlakeland.gov.uk, www.lancaster.gov.uk and www.arnsidesilverdaleaonb.org.uk. This includes copies of the draft AONB DPD, information and feedback on the previous stage of consultation, and a range of other supporting documents, including a 'Sustainability Appraisal' report, which looks at the social, environmental and economic effects of the proposed policies and sites.

You can also view the documents at the following locations during normal opening hours:

- Council offices at South Lakeland House, Kendal and Town Hall, Morecambe
- Arnside & Silverdale AONB Offices, Arnside
- Libraries in Arnside, Carnforth, Kendal and Milnthorpe
- The Silverdale Hotel, Silverdale

You can also email us at developmentplans@southlakeland.gov.uk or call us on 01539 793388 if you would like any further information on the document and the consultation.

How can I comment?

We are inviting comments on the Draft AONB DPD and supporting documents from 10 November 2016 to 5 January 2017.

You can respond by:

- using our online response facility at <http://applications.southlakeland.gov.uk/ldfconsultation>;
- completing a consultation response form available on the websites and locations above - this can be submitted by email or post (see details below);
- emailing developmentplans@southlakeland.gov.uk or
- writing to the Development Plans Manager, South Lakeland District Council, South Lakeland House, Lowther Street, Kendal, Cumbria, LA9 4DL.

To find out more or ask us any questions about the AONB DPD, why not come along to one of our drop-in events? Development Plans Officers from both Councils and members of the AONB team will be on hand. All events will run from 2pm until 7pm.

- Heron Hall, Storth – Wednesday 23 November 2016
- Gaskell Hall, Silverdale – Thursday 24 November 2016
- Heron Theatre, Beetham – Monday 28 November 2016
- Village Hall, Yealand – Wednesday 30 November 2016
- Educational Institute, Arnside – Monday 5 December 2016
- Village Hall, Warton – Wednesday 7 December 2016

Vision & Objectives

Informed by your comments during the last consultation, we have developed a Vision and Objectives that sets out how development and planning considerations will support the Management Plan Vision and delivery.

Vision

Within the Arnsdale & Silverdale AONB, housing, employment, services, infrastructure and other development is managed and delivered to contribute towards meeting the needs of the communities of the AONB in a way that:

- creates vibrant, diverse and sustainable communities with a strong sense of place;
- maintains a thriving local economy; and
- protects, conserves and enhances the special qualities of the AONB, including landscape character and visual amenity, wildlife, geology, heritage and settlement character.

Objectives

- To protect, conserve and enhance the Special Qualities of the Arnsdale & Silverdale AONB, including landscape character and visual amenity, wildlife, geology, heritage and settlement character; natural, historical and landscape qualities of the AONB;
- To ensure that all development is appropriate and sustainable in its location and design, is of high quality and avoids adverse impact on the landscape character and Special Qualities of the AONB;
- To ensure that planning policy is shaped by effective community engagement;
- To provide sufficient supply and mix of high quality housing to contribute to meeting the needs of the AONB's communities, with an emphasis on affordable housing and without adverse impact on the landscape character and Special Qualities of the AONB;
- To support rural employment and livelihoods, and sustainable tourism;
- To provide the necessary services and infrastructure to support both existing and new development;
- To support the development of a safe and sustainable transport network, including paths and cycleways, to improve connectivity, reduce the need to travel and encourage sustainable forms of transport.

Policies

Policy AS01 - Development Strategy

This policy sets out the overall strategy for new development, identifying which settlements most development should take place in, the approach to development outside of these settlements, and the approach to major development.

Policy AS02 - Landscape

This policy puts the AONB's landscape at the heart of planning decisions and sets out a range of landscape considerations that all development will have to demonstrate. Proposals will not be permitted where they would have a significant adverse effect upon the character of the landscape or would harm the landscape quality, visual amenity, nature conservation interests, geodiversity interests or cultural heritage of the AONB.



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AS03 - General Requirements

This policy sets out a range of general requirements that all development in the AONB will be expected to meet over and above the general requirements of existing Local Plan policies, this includes respecting the AONB designation, taking cumulative or incremental impacts into account and ensuring that traffic and transport impacts do not compromise the area.

Policy AS04 - Housing Provision

This policy seeks 50% affordable housing on all new residential developments. It also requires that other housing closely reflects local needs evidence in terms of size, type and tenure.

Policy AS05 - Natural Environment

This policy aims to conserve and enhance the AONB's biodiversity and geodiversity as well as helping to develop green corridors, green networks and ecosystem services. It protects designated sites and protected species as well as recognising the value of those without special protection. It requires new planting and special steps for species that rely on the built environment.

Policy AS06 - Public Open Space and Recreation

This policy protects existing open spaces for public enjoyment and recreation as well as encouraging the provision of new publicly accessible open space in line with existing policies and the AONB's special character.

Policy AS07 - Key Settlement Landscapes

This policy protects areas of land within settlements that are not publicly accessible but which are important to settlement character and the wider AONB landscape.

Policy AS08 - Historic Environment

This policy places requirements on new development to protect and enhance the historic environment, historic character and heritage features of the AONB. This includes natural and cultural heritage, architectural interests, archaeology, listed buildings, scheduled monuments, settlement character and local distinctiveness and features of local heritage importance even where these do not currently enjoy special protection.

AS09 - Design

This policy sets out a series of design requirements that are considered to be important to conserve and enhance the character of the AONB. These are in addition to those in existing policies. This includes consideration of aspects such as scale, lighting, materials, village layout, landscape works and boundary treatments in a way that is appropriate to the AONB context.

AS10 - Economic Development and Community Facilities

This policy aims to support economic ventures that reflect the AONB Management Plan objectives as well as supporting the protection and enhancement of existing services and facilities in the AONB

Policy AS11 - Infrastructure for New Development

This policy seeks to ensure that appropriate new infrastructure is provided where needed in the AONB but that any new infrastructure required is provided in a way that does not harm the AONB's landscape character. It also gives priority to supporting walking, cycling and public transport.

Policy AS13—Water Quality, sewerage and sustainable drainage

This policy seeks to ensure that consideration is given to the management of water quality, sewerage systems and drainage in a way that reflects the special qualities, circumstances and sensitivities of the AONB. This includes recognition of the needs and impacts of non-mains systems.

Policy AS12 - Camping, Caravan and Visitor Accommodation

This policy seeks to protect the AONB from insensitive and inappropriate tourist accommodation development whilst recognising the importance of the tourism economy to the area and encouraging lower impact accommodation that supports the AONB Management Plan objectives.

Policy AS14 - Energy and Communications

This policy sets out that small-scale renewable energy schemes will be permitted in the AONB provided they are in line with a set of specific criteria. The policy also encourages low carbon developments, improvements to broadband and mobile 'phone service provision and the undergrounding of energy and communications infrastructure.

Policy AS15 - Advertising and Signage

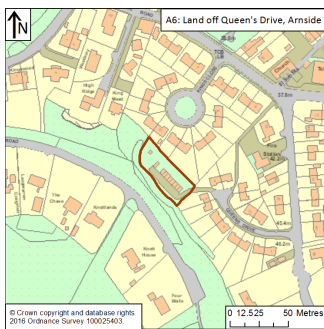
This policy reflects some special treatment for AONBs in legislation. It also adds further considerations, recognising that there are a range of types of signage and advertising that can harm landscape and settlement character of the AONB as well as measures that can reduce existing impacts when changes are made to signage.

Proposed Sites for Development

The AONB DPD proposes 8 sites for residential development and 3 for mixed uses.

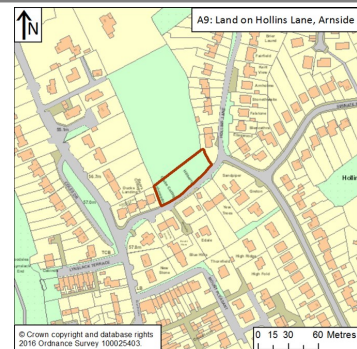
Land off Queen's Drive, Arnside

- Estimated 8 dwellings
- 0.10 ha



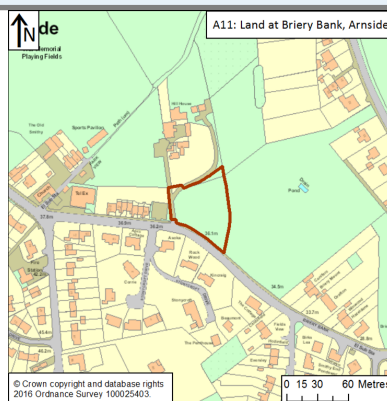
Land on Hollins Lane, Arnside

- Estimated 8 dwellings
- 0.12 ha



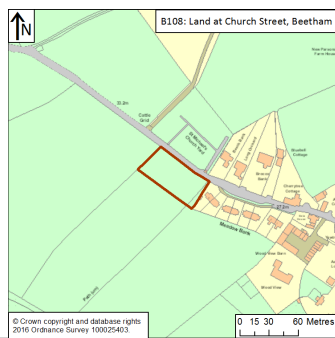
Land at Briery Bank, Arnside

- Estimated 14 dwellings
- 0.29 ha



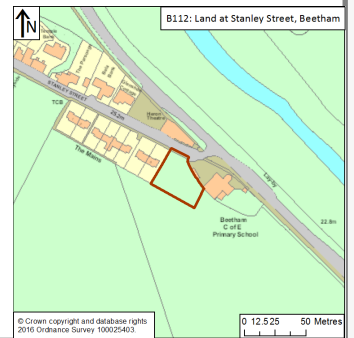
Land at Church Street, Beetham

- Estimated 6 dwellings
- 0.20 ha



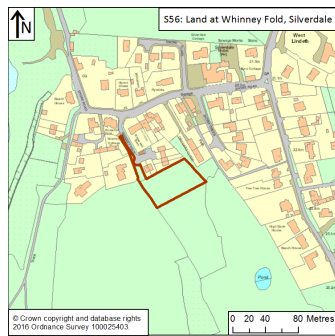
Land at Stanley Street, Beetham

- Estimated 4 dwellings
- 0.10 ha



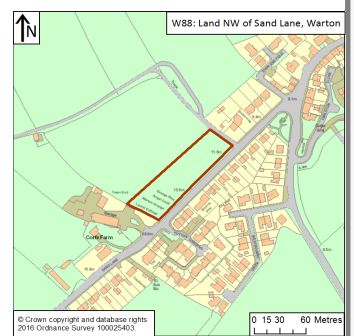
Land at Whinney Fold, Silverdale

- Estimated 6 dwellings
- 0.30 ha



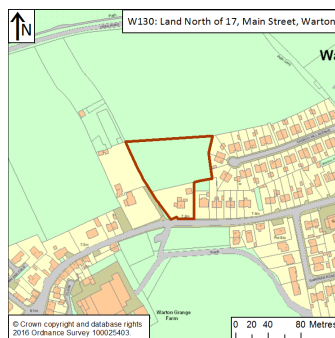
Land NW of Sand Lane, Warton

- Estimated 12 dwellings
- 0.40 ha



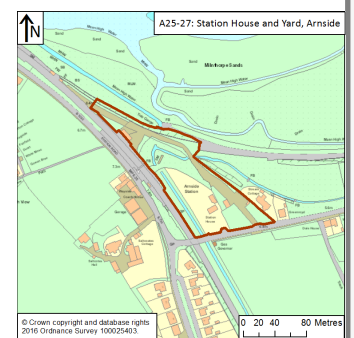
Land North of 17 Main St, Warton

- Estimated 16 dwellings
- 0.53 ha



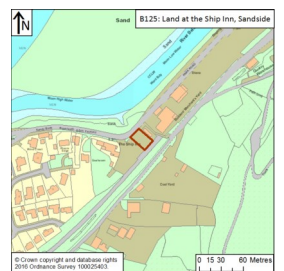
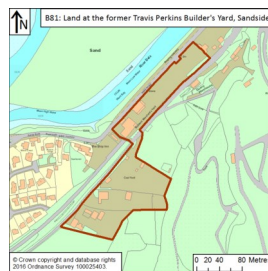
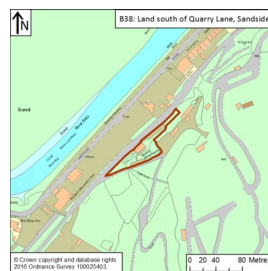
Station House & Yard, Arnside

- Mixed-use: business, tourism and parking
- 1.03 ha



Land at Sandside Road & Quarry Lane, Sandside

- Mixed-use: access, business, tourism and residential
- 2.95 ha



Land at Railway Goods Yard, Silverdale

- Mixed-use: business and parking
- 0.36 ha

