

Local Plan Policy Review - Policies impacting on Arnside & Silverdale AONB

For a comprehensive review of the SLDC Local Plan policies, please refer to the separate South Lakeland District Council – Local Plan Viability Policy Review paper. This paper provides a summary of those SLDC and Lancaster City Council (LCC) policies which impact on the Area of Outstanding Natural Beauty (AONB) only.

3 July 2017

Arnside & Silverdale AONB DPD, Draft Plan Consultation, Part of Lancaster City Council and South Lakeland District Council Local Plans, November 2016 - Policies:	Impact on Viability *	Implications for Local Plan Viability Assessment (These policies apply in both SLDC and LCC areas within the AONB)
AS01 – Development Strategy	Indirect	<p>A landscape capacity-led approach to development will be taken in the AONB.</p> <p>This will guide all planning application decisions; which will impact on the nature of developments that secure planning permission; impacting indirectly on the property market through the price mechanism. We have used current values (and costs) within our appraisals.</p> <p>The concentration of development in Local Service Centres may have an indirect impact on land values (creating distinct market areas). We have undertaken a thorough market analysis of residential, commercial and agricultural land values to look into whether there is a variation in both Existing Use Values (EUV) and Market Values (MV) across the AONB.</p> <p>Our approach adopts both a bottom-up (EUV plus premium) and top-down (MV less discount) to arrive at an appropriate Threshold Land Value for the agreed development typologies.</p>
AS02 – Landscape	Direct	<p>The policy sets a range of criteria that is to be adhered to and that development proposals will need to incorporate in order to mitigate adverse impact on landscape quality, visual amenity, nature conservation, geodiversity and cultural heritage of the AONB.</p> <p>This includes ensuring that the location, layout, scale, design, proportion, massing, materials and colour conserves and enhances what is special and locally distinctive about the landscape, seascape, settlement and historic character. It also has an impact in terms of the landscape design and construction costs.</p>

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		To reflect these additional costs, we have reviewed the professional fees and reflected appropriate local construction costs within our viability appraisals.
AS03 – General Requirements	N/A	Note that this policy has been deleted from the current draft.
AS04 – Housing Provision	Direct	<p>On new housing developments 50% Affordable Housing on all schemes in the AONB is required, unless demonstrably unviable. This will have a direct impact on viability which we have reflected in our viability appraisals.</p> <p>The direct impact is where the Council makes requirements for 50% Affordable Housing which is assumed to apply across all sites. Our scheme typologies matrix and viability appraisals are specifically designed to test the viability of Policy AS04 in the context of the cumulative impact of all of the new policies herein. The drafting of this policy is an iterative process having regard to the results of the viability appraisals and specifically the sensitivity appraisals.</p>
AS05 – Natural Environment	Indirect	<p>This policy incorporates a range of requirements to improve bio-diversity and geodiversity of all development proposals in the AONB, to avoid disturbance to wildlife, habitats and species, and to help develop green corridors, green networks and ecosystems.</p> <p>Costs associated with these requirements are included within our use of appropriate local construction cost benchmarks and external works cost benchmarks which developers will take into consideration biodiversity requirements (which developers have been delivering).</p>
AS06 – Public Open Space and Recreation	Direct	<p>This policy is to safeguard public open space in the ANOB.</p> <p>The policy sets out to ensure development will connect with and fill gaps in the existing recreational route network. Where new development is proposed, developers will be required to provide new or enhanced public open space in line with policy requirements in the relevant District's Local Plan.</p>

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		<p>This policy has a direct impact on viability, however the impact of this is shown implicitly within our appraisals. This is because: the TLV assumptions take into consideration the net and gross sites areas; the residential density assumptions take into account the requirement to provide on-site public open space; and the cost of provision is included as part of the external works costs.</p> <p>Off-site contributions (where applicable) are also included in the site specific S106 assumptions.</p>
AS07 – Key Settlement Landscapes	Indirect	<p>This policy refers to the ‘Key Settlement Landscapes’ which are designated for protection from development.</p> <p>The vitality of the key settlements impacts indirectly on the desirability of that location as a place to live; and hence residential values. We have had regard to current residential values as part of our viability appraisals. The vitality of the key settlements should continue to be monitored as this will impact future values.</p>
AS08 – Historic Environment	Direct	<p>This policy has a direct impact on our viability assessment. In addition to policy CS8.6 of the Core Strategy (see below), this policy sets out that all development should take account of unique heritage features and historic character of the area including built, natural and cultural heritage features and to protect and enhance the historic landscape character.</p> <p>This policy has a direct impact on our viability assessment given that there is a cost associated with this policy’s requirements from developments in historic environments.</p> <p>We have used current costs based on the BCIS and rebased them to South Lakeland or Lancaster (as appropriate) along with evidence from site-specific EVAs which take into consideration costs of ‘typical’ development across the District. We acknowledge that construction costs are likely to be higher within designated heritage environments, but values are also likely to be higher. Furthermore, developments involving heritage assets are likely to require a bespoke approach to viability e.g. enabling development and/or grants.</p>

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AS09 – Design	Direct	<p>This policy incorporates a range of criteria to deliver ‘high standards of design and construction’ to ‘conserve or enhance the layout of the built environment, distinctive settlement character and historic, cultural and architectural features’.</p> <p>This includes conserving and enhancing the character of the local built environment including consideration of uses, scale, height, solid form, massing, proportions, alignment, design detailing, lighting, materials, colour and finishes, and particular regard to local vernacular, building to plot/green space ratios and to the quality, integrity, character and settings of natural, built and historic features..</p> <p>This will have a direct impact on viability. We have had regard to appropriate development densities when preparing our development typologies and use appropriate local construction cost benchmarks which take into consideration the high quality environment that persists across the AONB.</p>
AS10 – Economic Development and Community Facilities	Indirect	<p>This policy sets out the requirements for a range of development requirements which bring economic and community benefits to the AONB including economic diversification. There is no direct impact on the viability appraisals.</p> <p>With regards to community facilities, these facilities make a positive contribution to the vitality of the community and therefore impact positively on values. There is no direct impact on viability as a result of this policy which seeks to retain existing community facilities. Indeed, CIL is intended to fund such community facilities – hence this viability study.</p>
AS11 – Infrastructure for New Development	Direct	<p>This policy sets out ‘how new development will contribute towards new infrastructure or improve the capacity of existing infrastructure in a way that reflects the purpose of AONB designation and conserves and enhances its landscape character and Special Qualities’. This will be secured either on-site via legal agreements and/or financial contributions, or off-site via CIL contributions or S278 agreements to ensure suitable access and highways improvements.</p>

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		<p>The policy requires that:</p> <ul style="list-style-type: none"> • Critical service and utility infrastructure will be provided on-site by the developer and utility providers to ensure development is properly serviced etc. • On-site infrastructure will be secured through legal agreements based on the needs of each proposal and delivered directly by the developer or through financial contributions and/or land. <p>Off-site infrastructure will be secured through development contributions (including CIL) and Section 278 agreements. Any planning obligation/legal agreement/S106 Agreement, CIL contribution or S278 agreement will directly increase the costs of a development and therefore impact on viability.</p> <p>In this respect:</p> <ul style="list-style-type: none"> • Sites which require are un-serviced and require critical infrastructure are not worth the same as fully serviced land. Landowners have to accept this and developers should reflect the cost of delivering the service infrastructure in their RLV calculation (and site offer price). • On and Off site infrastructure which is required to mitigate the impact of any particular scheme would need to satisfy the tests that ‘they are necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind’ – i.e. ‘site specific’. These tests are set out as statutory tests in the Community Infrastructure Levy Regulations 2010 and as policy tests in the National Planning Policy Framework. We have had regard to the quantum of site-specific S106 obligations and CIL in carrying out our appraisals herein. Contributions are calculated on a site-by-site basis; we have reviewed site specific EVA evidence and agreed the appropriate quantum of contributions for the respective development typologies.

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AS12 – Camping, Caravan, and Visitor Accommodation	Indirect	<p>This policy takes account of existing provision of camping, caravanning and visitor accommodation and takes a restrictive approach to new development, paying attention to opportunities for ways in which the camping and caravanning offer could diversify.</p> <p>The effect of this policy is that proposals for new sites within the AONB will not be permitted for new static touring caravan sites, wooden chalets, cabins or lodges to conserve the landscape character and special qualities of the AONB</p> <p>This policy has no impact on viability.</p>
AS13 – Water quality, sewerage and sustainable drainage	Indirect	<p>This policy sets out the councils initiatives to rationalise or improve the provision of waste water treatment in areas not connected to mains drainage, including installing new treatment works. for new developments.</p> <p>The effect of this policy is to mitigate impacts on vulnerable groundwater in the AONB. By careful design the policy's requirements should be deliverable within the normal building cost budget benchmarks. Where this is not possible, abnormal costs should be deducted from the land value.</p>
AS14 – Energy and Communications	Indirect	<p>This policy sets out the Council's approach to sustainable energy generation through the use of renewable and low carbon technologies, and their approach to meeting the increased demand for communications infrastructure.</p> <p>There is no impact on Plan viability.</p>
AS15 – Advertising and Signage	Indirect	<p>This policy to ensure that inappropriate advertising and signage don't compromise the AONB's 'Special Qualities'.</p> <p>There is no direct impact on the value/cost assumptions in respect of our appraisals.</p>

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AS16 – Proposed Housing Allocations	Indirect	<p>This policy identifies those sites allocated for housing.</p> <p>The supply of sites and new development will impact indirectly on the property market through the price mechanism. We have used current values (and costs) within our appraisals.</p> <p>Our typologies matrix reflects the sites allocated for development in the Land Allocations DPD.</p>
AS17 – Proposed Mixed-Use Allocations	Indirect	<p>This policy identifies those sites allocated for mixed use development.</p> <p>The supply of sites and new development will impact indirectly on the property market through the price mechanism. We have used current values (and costs) within our appraisals.</p> <p>Our typologies matrix reflects the sites allocated for development in the Land Allocations DPD.</p>
AS18 – A6 Land off Queen’s Drive, Arnside	Direct	<p>This policy provided detailed requirements for this site allocation.</p> <p>The majority of the requirements are ‘normal’ development costs in the AONB and should be factored into the development costs (i.e. BCIS costs) when calculating the RLV (and offer) for any site.</p>
AS19 – A8/A9 Land on Hollins Lane, Arnside	Direct	<p>This policy provided detailed requirements for this site allocation.</p> <p>The majority of the requirements are ‘normal’ development costs in the AONB and should be factored into the development costs (i.e. BCIS costs) when calculating the RLV (and offer) for any site.</p>
AS20 – A11 Land at Briery Bank, Arnside	Direct	<p>This policy provided detailed requirements for this site allocation.</p> <p>The majority of the requirements are ‘normal’ development costs in the AONB and should be factored into the development costs (i.e. BCIS costs) when calculating the RLV (and offer) for any site.</p>

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AS21 – B108 Land at Church Street, Beetham	Direct	This policy provided detailed requirements for this site allocation. The majority of the requirements are ‘normal’ development costs in the AONB and should be factored into the development costs (i.e. BCIS costs) when calculating the RLV (and offer) for any site.
AS22 – B112 Land at Stanley Street, Beetham	N/A	We understand that this site has been withdrawn by the owner.
AS23 – S56 Land at Whinney Fold, Silverdale	Direct	This policy provided detailed requirements for this site allocation. The majority of the requirements are ‘normal’ development costs in the AONB and should be factored into the development costs (i.e. BCIS costs) when calculating the RLV (and offer) for any site.
AS24 – W88 Land North West of Sand Lane, Warton	Direct	This policy provided detailed requirements for this site allocation. The majority of the requirements are ‘normal’ development costs in the AONB and should be factored into the development costs (i.e. BCIS costs) when calculating the RLV (and offer) for any site.
AS25 – W130 Land North of 17 Main Street, Warton	Direct	This policy provided detailed requirements for this site allocation. The majority of the requirements are ‘normal’ development costs in the AONB and should be factored into the development costs (i.e. BCIS costs) when calculating the RLV (and offer) for any site.
AS26 – A26/A27 Station House and Yard, Arnside	Direct	This policy provided detailed requirements for this site allocation. The majority of the requirements are ‘normal’ development costs in the AONB and should be factored into the development costs (i.e. BCIS costs) when calculating the RLV (and offer) for any site.

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AS27 – B35/B38/B81/B125 Land at Sandside Road and Quarry Lane, Sandside	Direct	<p>This policy provided detailed requirements for this site allocation.</p> <p>The majority of the requirements are ‘normal’ development costs in the AONB and should be factored into the development costs (i.e. BCIS costs) when calculating the RLV (and offer) for any site.</p> <p>At the time the Council is consulting on allocating an additional greenfield area. We have appraised an appropriate greenfield and brownfield typology as a proxy for this site.</p>
AS28 – S70 Land at the Railway Goods Yard, Silverdale	Direct	<p>This policy provided detailed requirements for this site allocation.</p> <p>The majority of the requirements are ‘normal’ development costs in the AONB and should be factored into the development costs (i.e. BCIS costs) when calculating the RLV (and offer) for any site.</p>
AS50 – Land at St Johns Avenue, Silverdale (being consulted upon as an additional allocation)	Direct	<p>This policy provided detailed requirements for this site allocation.</p> <p>The majority of the requirements are ‘normal’ development costs in the AONB and should be factored into the development costs (i.e. BCIS costs) when calculating the RLV (and offer) for any site.</p>

A Local Plan for Lancaster District 2011-2031, Part One: Strategic Policies and Land Allocations DPD Consultation Draft January 2017– Policies:	Impact on Viability *	Implications for Local Plan Viability Assessment (These are the main strategic policies for Lancaster City Council. There is only one which refers to the AONB)
Policy EN4 – Areas of Outstanding Natural Beauty	Direct	<p>The policy is in place to ensure that the landscape character of both Areas of Outstanding Natural Beauty will be protected, conserved and enhanced; any development should contribute to the conservation and natural beauty of the area.</p> <p>Development proposals within the Arnside & Silverdale AONB will be expected to comply with all relevant policies found within the Arnside & Silverdale AONB DPD.</p>

A Local Plan for Lancaster District 2011-2031 - Part Two: Review of the Development Management DPD, Consultation Draft January 2017 - Policies:	Impact on Viability *	Implications for Local Plan Viability Assessment (These policies cover the whole of the LCC area. We have only summarised those policies which have a substantive impact on the AONB)
Policy DM1: New Residential Development and Meeting Housing Needs	n/a	Not applicable for AONB viability.
Policy DM2: Housing Standards	Direct	<p>In this draft policy the Council consulted on an option to implement the national space standards on new residential development.</p> <p>In this respect our hypothetical house types within our housing appraisal typologies based on the national space standards as a minimum. Where we have evidence that units are consistently larger than the minimum space standards we are open to using larger house types, so long as this is representative of the market.</p> <p>Furthermore, the policy proposes that at least 10% of new development will be expected to meet Building Regulations Requirement M4(2) Category (accessible and adaptable dwellings).</p> <p>Given that this will only apply to 10% of dwellings and most of the typologies in the Lancaster part of the AONB fall under 10 units, combined with the fact that LCC are intending to apply the policy flexibly rather than a rigid requirement, it has not been factored into the Lancaster site appraisals.</p>
Policy DM3 – The Delivery of Starter Homes and Affordable Housing	Direct	On new housing developments in rural locations (including the AONB) of 11 units or more, 30% Affordable Housing is required for Brownfield Land and 40% Affordable Housing is required for Greenfield Land to be delivered on site.

<p>A Local Plan for Lancaster District 2011-2031 - Part Two: Review of the Development Management DPD, Consultation Draft January 2017 - Policies:</p>	<p>Impact on Viability *</p>	<p>Implications for Local Plan Viability Assessment (These policies cover the whole of the LCC area. We have only summarised those policies which have a substantive impact on the AONB)</p>																								
		<table border="1" data-bbox="884 422 1697 833"> <thead> <tr> <th colspan="4">Reference Affordable Housing Target by Development Type (Average)</th> </tr> <tr> <th>UNITS</th> <th>LOCATION</th> <th>AFFORDABLE HOUSING</th> <th>DELIVERY METHOD</th> </tr> </thead> <tbody> <tr> <td>15 plus</td> <td>Urban</td> <td>30% (Brownfield) 40% (Greenfield)</td> <td>On site</td> </tr> <tr> <td>11 plus</td> <td>Rural (including AONB's)</td> <td>30% (Brownfield) 40% (Greenfield)</td> <td>On site</td> </tr> <tr> <td>11 to 14</td> <td>Urban</td> <td>20%</td> <td>On site</td> </tr> <tr> <td>Developments exceeding 1000 sqm and under 11 units</td> <td>Urban/Rural</td> <td>20%</td> <td>Financial contribution (commuted sum payable on completion of units)</td> </tr> </tbody> </table> <p>This will have a direct impact on our viability appraisals.</p> <p>The direct impact is where the Council makes requirements for 30% - 40% Affordable Housing which applies to sites above 11 dwellings in the AONB. On sites with fewer than 11 dwellings, the requirement is for 20% affordable housing. Our scheme typologies matrix and viability appraisals are specifically designed to test the viability of Policy DM3 in the context of the cumulative impact of all of the new policies herein.</p> <p>However, the policy states that, 'schemes within the District's two AONB's (Forest of Bowland and Arnside & Silverdale) may be subject to lower thresholds and require a higher percentage of affordable housing dependent upon emerging policy' (see Arnside and Silverdale Area of Outstanding Natural Beauty Development Plan Document Draft November 2016).</p> <p>In this respect, the AONB DPD requires that affordable housing is now 50% in the ANOB (both for the SLDC and the LCC areas)</p> <p>The policy also requires that, 'in line with the Government's online Planning Policy Guidance, a 'vacant building credit' will be applied to appropriate developments where a vacant building is either</p>	Reference Affordable Housing Target by Development Type (Average)				UNITS	LOCATION	AFFORDABLE HOUSING	DELIVERY METHOD	15 plus	Urban	30% (Brownfield) 40% (Greenfield)	On site	11 plus	Rural (including AONB's)	30% (Brownfield) 40% (Greenfield)	On site	11 to 14	Urban	20%	On site	Developments exceeding 1000 sqm and under 11 units	Urban/Rural	20%	Financial contribution (commuted sum payable on completion of units)
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A Local Plan for Lancaster District 2011-2031 - Part Two: Review of the Development Management DPD, Consultation Draft January 2017 - Policies:	Impact on Viability *	Implications for Local Plan Viability Assessment (These policies cover the whole of the LCC area. We have only summarised those policies which have a substantive impact on the AONB)
		<p>converted or demolished... subject to certain caveats. Note that for the purposes of our appraisals of brownfield typologies we have ignored this credit as it is impossible to know at a plan level for all brownfield sites whether there will be a building standing which qualifies for VBC. This does provide an additional level of contingency / 'buffer' to our appraisals.</p> <p>In term of viability, the policy requires that, 'where compelling and detailed evidence demonstrates that the provision of affordable housing in accordance with the above targets would have a disproportionate and unwarranted negative impact on the viability of a proposed development, applicants may in agreement with the Council provide fewer affordable dwellings than would ordinarily be acceptable, review the tenure or mix of dwellings, or provide a financial contribution in lieu of onsite provision.'</p> <p>This provides a level of flexibility to change the tenure and mix etc of the affordable housing before considering a reduction in the on-site target. Note that this impact of this flexibility in terms of the target is illustrated in our sensitivities for each typology appraisal.</p> <ol style="list-style-type: none"> I. Finally, the policy requires that all affordable homes must [unless material considerations require an exception]:Comply with the definition in Annex 2 of the National Planning Policy Framework; II. Have an affordable tenure mix that reflects the Meeting Housing Needs SPD or successor documents; and III. Be constructed to the most relevant design and quality standards (at the time of delivery). IV. Be delivered (i.e. owned and/or managed) by Registered Providers with the exception of starter homes. <p>We confirm that our financial models have regard to the above requirements.</p>
Policy DM4 – Residential Development outside Main Urban Areas	Indirect (allocations) / Direct (RES)	This policy is to set out how the Council seeks to manage housing development in a number of rural settlements. The policy sets out the following rural locations where residential development would be supported:

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		<p><u><i>Sustainable Settlements</i></u> Proposals for new housing in the following settlements will be supported:</p> <table border="0"> <tr> <td>Arkholme</td> <td>Hornby</td> </tr> <tr> <td>Bolton-le-Sands</td> <td>Middleton</td> </tr> <tr> <td>Brookhouse</td> <td>Nether Kellet</td> </tr> <tr> <td>Cockerham</td> <td>Overton</td> </tr> <tr> <td>Caton</td> <td>Over Kellet</td> </tr> <tr> <td>Dolphinholme</td> <td>Silverdale</td> </tr> <tr> <td>Galgate</td> <td>Slyne</td> </tr> <tr> <td>Halton</td> <td>Warton</td> </tr> <tr> <td>Hest Bank</td> <td>Wray</td> </tr> </table> <p>Housing proposals in the settlements of Silverdale and Warton should be considered in the context of the Arnsdale and Silverdale AONB DPD.</p> <p>As stated, housing proposals within the Arnsdale & Silverdale AONB will be expected to comply with the relevant policies relating to housing provision found within the Arnsdale & Silverdale AONB DPD.</p> <p>This has the potential to have an indirect impact on the supply of land for development and thus will impact land values through the price mechanism. We have used current costs and current values within our appraisals.</p> <p>This policy also includes a Rural Exceptions Sites (RES) policy.</p> <p>Unlike the Local Plan Draft Development Management Policies (for South Lakeland District outside the Lake District and Yorkshire Dales National Parks (October 2016) policy DM14 – Rural Exceptions Sites – this does not allow for market housing to cross subsidise the affordable housing.</p> <p>We have not appraised a 100% RES scheme in the ANOB (see typologies matrix)</p>	Arkholme	Hornby	Bolton-le-Sands	Middleton	Brookhouse	Nether Kellet	Cockerham	Overton	Caton	Over Kellet	Dolphinholme	Silverdale	Galgate	Slyne	Halton	Warton	Hest Bank	Wray
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		<p>Finally, this policy states that in all cases for proposals for new residential development on non—allocated sites, they must consider all other relevant policies, in particular those contained within the Arnside and Silverdale Area of Outstanding Natural Beauty DPD – hence this policy review and Plan Viability study.</p> <p>See AS04 – Housing Provision.</p>
Policy DM5: Housing Provision in the Forest of Bowland AONB	n/a	Not applicable for AONB viability (Arnside and Silverdale Area).
Policy DM6: Accommodation for Students	n/a	Not applicable for AONB viability.
Policy DM7: Accommodation for Vulnerable Communities	n/a	<p>Not applicable for AONB viability.</p> <p>Note that we have appraised typologies for sheltered housing and extra-care schemes as part of the SLDC Plan Viability and these typologies would apply in the SLDC part of the AONB (and potentially the LCC area of the AONB too).</p>
Policy DM8: Accommodation for Gypsies and Travellers, and Travelling Showpeople	n/a	Not applicable for AONB viability.
Policy DM9: Accommodation for Agricultural and Forestry Workers	n/a	Not applicable for AONB viability.
Policy DM10: Self Build and Custom Build Housing	n/a	Not applicable for AONB viability.

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Policy DM11: Residential Conversions	n/a	Not applicable for AONB viability.
Policy DM12: Proposals Involving Employment Land & Premises	n/a	Not applicable for AONB viability.
Policy DM13: Small Business Generation	n/a	Not applicable for AONB viability.
Policy DM14: Town Centre Development	n/a	Not applicable for AONB viability.
Policy DM15: Retail Frontages	n/a	Not applicable for AONB viability.
Policy DM16: District, Local and Neighbourhood Centres	n/a	Not applicable for AONB viability.
Policy DM17 – Advertisements and Shopfronts	Indirect	This policy is to ensure advertisements should be well designed and appropriately sited. There is no direct impact on the value/cost assumptions in respect of our appraisals. Development proposals within the Arnside & Silverdale AONB will be expected to comply with the relevant policies relating to Advertising and signage found within the Arnside & Silverdale AONB DPD. See AS15 – Advertising and Signage below
Policy DM18: Retail Development outside Defined Centres	n/a	Not applicable for AONB viability.

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Policy DM19: Leisure Facilities and Attractions	n/a	Not applicable for AONB viability.
Policy DM20: Visitor Accommodation	n/a	Not applicable for AONB viability.
Policy DM21: The Creation and Protection of Cultural Assets	n/a	Not applicable for AONB viability.
Policy DM22: The Evening and Night-Time Economy	n/a	Not applicable for AONB viability.
Policy DM23: Public Realm and Civic Space	n/a	Not applicable for AONB viability.
Policy DM24 – Open Space, Sports and Recreation Facilities	Direct	<p>This policy is for the benefit of local amenity to aid the well-being of local residents and to create a positive sense of place.</p> <p>This policy sets out to protect recreational open space which is identified to have environmental, economic or community value; in exceptional circumstances where open space is re-used or redeveloped, high quality re-provision will be required.</p> <p>The policy also sets out to create new recreational open space in areas of recognised open space deficiency; appropriate contributions towards open space provision will be provided either through on-site facilities, or for recreational space a financial contribution for the creation of new off-site open space or the enhancement of existing recreation spaces off-site.</p> <p>Biodiversity benefits will be required to be maximised as part of any open space provision which is expected to be managed in perpetuity.</p>

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		<p>This policy has a direct impact on viability, however the impact of this is shown implicitly within our appraisals. The TLV assumptions and residential density assumptions take into account the requirement to provide on-site public open space and the cost of provision is included as part of the external works costs.</p> <p>Off-site commuted sums are included as appropriate in the site specific S106 assumptions.</p> <p>Development proposals within the Arnside & Silverdale AONB will be expected to comply with the relevant policies relating to the public open space and recreation found within the Arnside & Silverdale AONB DPD.</p> <p>See AS06 – Public Open Space & Recreation below</p>
Policy DM25: Employment and Skills Plans	n/a	Not applicable for AONB viability.
Policy DM26 – Key Design Principles	Direct	<p>This policy provides key design principles for new development to contribute positively to the surrounding landscape/townscape. This is achieved through good design that has regard to local distinctiveness, appropriate siting, layout, palette of materials, separation distances, orientation and scale. These key design principles relate specifically to:</p> <ul style="list-style-type: none"> • accessibility, • green infrastructure, • minimising impacts on the environment, and • high standards of design at gateway locations. <p>This will have a direct impact on viability. We have had regard to appropriate development densities when preparing our development typologies and use appropriate local construction cost benchmarks which take into consideration the high quality environment that persists across the District.</p>

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		Development proposals within the Arnside & Silverdale AONB will be expected to comply with the relevant policies relating to design found within the Arnside & Silverdale AONB DPD. See AS09 – Design below
Policy DM27: Sustainable Design	Indirect	This policy is to ‘encourage’ development to deliver high standards of sustainable design. It is not therefore a requirement. In any event, we have had regard to appropriate local construction cost benchmarks which take into consideration the high quality environment that persists across the District.
Policy DM28: Air Quality Management and Pollution	n/a	Not applicable for AONB viability.
Policy DM29: Contaminated Land	Direct	This policy requires that, ‘where ... land may be affected by contamination, planning permission will only be granted for development provided that the following criteria are satisfied: I. All works, including investigation of the nature of any contamination, can be undertaken without the escape of contaminants which could cause unacceptable risk to health or to the environment; and II. It is demonstrated that the developed site will be suitable for the proposed use without risk from contaminants to people, buildings, services or the environment including the apparatus of statutory providers. <i>Continues below...</i> Accordingly, as a general principle, (and particularly relevant for brownfield sites) it is for the developer to ensure that these costs are factored into the development appraisal and deducted from the land purchase price (‘polluter pays’ principle). Note that we are not aware of any heavily contaminated sites in the AONB.

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Policy DM30: Development and Flood Risk	n/a	Not applicable for AONB viability.
Policy DM31 – Surface Water Runoff & Sustainable Drainage	Indirect	<p>This policy seeks to ensure that new development limits water drainage levels into local sewers and drains to improve capacity in the network.</p> <p>The effect of this policy is that proposals are expected to submit schemes, appropriate to scale, detailing how on-site drainage will be managed so as not to cause or exacerbate flooding elsewhere; sustainable drainage systems will also be expected for all major developments.</p> <p>By careful design the policy's requirements should be deliverable within the normal building cost budget benchmarks. Where this is not possible, abnormal costs should be deducted from the land value.</p> <p>Development proposals within the Arnsdale & Silverdale AONB will be expected to comply with the relevant policies relating to water quality, sewerage and sustainable drainage found within the Arnsdale & Silverdale AONB DPD.</p> <p>See AS13 – Water quality, Sewerage and Sustainable Drainage below</p>
Policy DM32: Water Supply and Waste Water	n/a	Not applicable for AONB viability.
Policy DM33: Protecting Water Resources and Infrastructure	n/a	Not applicable for AONB viability.
Policy DM34 – Development Affecting Listed Buildings	Direct	This policy seeks to prevent loss or harm to a designated heritage asset through alteration or destruction of a listed building. The policy considers proposals seeking to demolish a listed building will not be permitted unless it can be demonstrated that it is necessary to achieve overriding public

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		<p>benefits. Extensions or alterations must have regard to the siting, style, scale, massing, height and materials of the listed building.</p> <p>The refurbishment and reuse of heritage assets is unique to the particular asset and is not a generic development typology. We acknowledge that construction costs are likely to be higher for listed buildings and within designated heritage environments, but values are also likely to be higher. Furthermore, developments involving heritage assets are likely to require a bespoke approach to viability e.g. enabling development and/or grants.</p> <p>Development proposals within the Arnside & Silverdale AONB will be expected to comply with the relevant policies relating to the historic environment found within the Arnside & Silverdale AONB DPD.</p> <p>See AS08 – Historic Environment below</p>
<p>Policy DM35 – Development affecting Conservation Areas</p>	<p>Direct</p>	<p>This policy sets out to preserve and enhance the character and appearance of the Conservation Area.</p> <p>There is a cost implication for this given that requirements are in place for development in conservation areas; for example, proposals must respect the character of the surrounding built form in terms of design, siting, scale, massing, height and materials.</p> <p>We have used current costs based on the BCIS and rebased them to South Lakeland and Lancaster along with evidence from site-specific EVAs which take into consideration costs of ‘typical’ development across the District. We acknowledge that construction costs are likely to be higher within conservation areas, but values are also likely to be higher. Furthermore, developments involving heritage assets are likely to require a bespoke approach to viability e.g. enabling development and/or grants.</p> <p>Development proposals within the Arnside & Silverdale AONB will be expected to comply with the relevant policies relating to the historic environment found within the Arnside & Silverdale AONB DPD.</p>

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		See AS08 – Historic Environment below
Policy DM36 – The Setting of Designated Heritage Assets	Direct	<p>This policy is to preserve and enhance the setting of a designated heritage asset. The effect of this policy is that development proposals within the setting of a designated heritage asset will be expected to include and assessment of this impact.</p> <p>The refurbishment and reuse of heritage assets is unique to the particular asset and is not a generic development typology. We have used current costs based on the BCIS and rebased them to South Lakeland and Lancaster along with evidence from site-specific EVAs which take into consideration costs of ‘typical’ development across the District. We acknowledge that construction costs are likely to be higher within designated heritage environments, but values are also likely to be higher. Furthermore, developments involving heritage assets are likely to require a bespoke approach to viability e.g. enabling development and/or grants.</p> <p>Development proposals within the Arnside & Silverdale AONB will be expected to comply with the relevant policies relating to the historic environment found within the Arnside & Silverdale AONB DPD.</p> <p>See AS08 – Historic Environment below</p>
Policy DM37 – Development Affecting Non-Designated Heritage Assets or their Settings.	Direct	<p>This policy seeks to protect the heritage assets across the District that have no formal designation.</p> <p>The effect of this policy is to place a presumption in favour of retention of non-designated heritage assets where they are affected by development proposals.</p> <p>The extensions or alterations, or proposals within the setting of non-designated heritage assets is unique to the particular asset and is not a generic development typology. Again, we acknowledge that construction costs are likely to be higher due to the heritage setting, but values are also likely to be higher.</p>

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		Development affecting non-designated heritage assets or their settings proposals within the Arnside & Silverdale AONB will be expected to comply with the relevant policies relating to historic environment found within the Arnside & Silverdale AONB DPD. See AS08 – Historic environment below.
Policy DM38 – Archaeology	n/a	This policy is in place to prevent adverse impacts of development proposals on archaeological assets or their settings. Development proposals which would have an adverse impact on nationally significant archaeological assets, whether scheduled or not, or their settings, will not be permitted. Development affecting archaeological assets or their settings proposals within the Arnside & Silverdale AONB will be expected to comply with the relevant policies relating to historic environment found within the Arnside & Silverdale AONB DPD. See AS08 – Historic environment below.
Policy DM39: Green Infrastructure	n/a	Not applicable for AONB viability.
Policy DM40: The Protection and Enhancement of Biodiversity	n/a	Not applicable for AONB viability.
Policy DM41: Protection of Trees, Hedgerows and Woodland	n/a	Not applicable for AONB viability.
Policy DM42: Development and Landscape Impact	Direct	This policy requires that, ‘in determining planning applications the Council will attach greatest weight to the protection of nationally important designated sites. The Council will require proposals which are within, or would impact upon the setting of, designated landscapes to be appropriate to the landscape character type and designation.’ Furthermore, ‘development proposals within the Arnside and

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		<p>Silverdale Area of Outstanding Natural Beauty will be expected to give material consideration to the content of the Development Plan Document for this area.'</p> <p>We have appraised appropriate development typologies within the AONB based on the allocated sites.</p>
Policy DM43 – Economic Development in Rural Areas	Indirect	<p>This policy is to ensure proposals for economic development in rural areas enhance rural vitality and character, and improve the sustainability of rural communities.</p> <p>It is important that the rural economy is strong as the service centre(s) economy is determined, in part, by the catchment / rural hinterland. We have appraised development typologies in the rural areas (as well as service centres) based on appropriate value and cost assumptions to ensure development is viable across the District.</p> <p>Economic development proposals within the Arnside & Silverdale AONB will be expected to comply with the relevant policies relating to caravan development found within the Arnside & Silverdale AONB DPD.</p> <p>See AS10 – Economic Development & Community Facilities below.</p>
Policy DM44 – Diversification of the Rural Economy	Indirect	<p>This policy sets out how the Council will support proposals in rural areas which seek to diversify the rural economy where it is demonstrated that significant economic benefits exist from the diversification of farm holdings without generating adverse impacts on the environment.</p> <p>It is important that the rural economy is strong as the service centre(s) economy is determined, in part, by the catchment / rural hinterland. We have appraised development typologies in the rural areas (as well as service centres) based on appropriate value and cost assumptions to ensure development is viable across the District.</p>

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		Economic development proposals within the Arnside & Silverdale AONB will be expected to comply with the relevant policies relating to caravan development found within the Arnside & Silverdale AONB DPD. See AS10 – Economic Development & Community Facilities below.
Policy DM45: Farm Shops	n/a	Not applicable for AONB viability.
Policy DM46: The Re-Use and Conversion of Rural Buildings	n/a	Not applicable for AONB viability.
Policy DM47: Development in the Green Belt	n/a	Not applicable for AONB viability.
Policy DM48: Equine Related Development	n/a	Not applicable for AONB viability.
Policy DM49 – Caravan Sites, Chalets and Log Cabins	n/a	This policy sets out that proposals for new static or touring caravan sites, or the extension or expansion of existing sites within the AONB or within its setting will not be permitted where it is concluded that such proposals will have an adverse impact on conserving the landscape and scenic beauty of the area. Proposals within the Arnside & Silverdale AONB will be expected to comply with the relevant policies relating to caravan development found within the Arnside & Silverdale AONB DPD. See AS12 - Camping, Caravan, and Visitor Accommodation below.
Policy DM50: Renewable and Low Carbon Energy Generation	n/a	Not applicable for AONB viability.

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Policy DM51: Upgrades to the National Grid	n/a	Not applicable for AONB viability.
Policy DM52: Neighbourhood Planning	n/a	Not applicable for AONB viability.
Policy DM53: Protection of Local Services and Community Facilities	n/a	Not applicable for AONB viability.
Policy DM54: Health and Well-being	n/a	Not applicable for AONB viability.
Policy DM55: Community Infrastructure Levy and Planning Contributions	Direct	<p>Community Infrastructure Levy (CIL) - Development proposals meeting the relevant CIL liability thresholds will be required to comply with the Council's CIL Charging Schedule, should the Council advance seek to advance CIL as a formal mechanism to deliver infrastructure.</p> <p>We understand that LCC considered the feasibility of CIL in 2012 (Feasibility Study by GVA consultants), but that no CIL Charging Schedule is currently adopted. Our financial appraisals illustrate the sensitivity of the viability for various levels of CIL should this (or LIT or SIT) be adopted in the future.</p> <p>Planning Contributions -The Council will require planning contributions where they meet the tests set out in paragraph 204 of the NPPF.</p> <p>This policy is subject to viability. 'Where is it demonstrated, using an agreed methodology..., the development proposal is unviable given the level of contributions sought, the Council will consider</p>

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		whether any of the requirements can be delivered through alternative mechanisms or deferred subject to measures to seek alternative funding.’ Note that this is subject to various caveats.
Policy DM56: Telecommunications and Broadband Improvements	n/a	Not applicable for AONB viability.
Policy DM57: Infrastructure Delivery Plan	Direct	‘The City Council will not support proposals which do not sufficiently address the matters of infrastructure.’ Hence the requirement to consider the cumulative impact of all the policies within the Plan to deliver the affordable housing and infrastructure required for growth.
Policy DM58: Enhancing Accessibility and Transport Linkages	n/a	Not applicable for AONB viability.
Policy DM59: Walking and Cycling	n/a	Not applicable for AONB viability.
Policy DM60: Vehicle Parking Provision	Direct	We have taken this into consideration through the application of the relevant density assumption(s) and relevant external works costs.
Policy DM61: Transport Efficiency and Travel Plans	n/a	Not applicable for AONB viability.

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Policy DM62: Lancaster District Transport and Highways Masterplan	n/a	Not applicable for AONB viability.
Policy DM63: The Enforcement of Planning Controls	Indirect	This policy is in place to ensure the Council can respond to suspected breaches of planning control through application of policy and protocol. It does not impact on the viability assessment.
Policy DM64: Enforcement Action against Untidy Sites & Buildings	n/a	Ditto.

South Lakeland District Council - Policies	Impact on Viability *	Implications for Local Plan Viability Assessment
		<p>See separate South Lakeland District Council – Local Plan Viability Policy Review, 3 July 2017.</p> <p>This sets out the SLDC Local Plan policies which impacts all of the SLDC Area (except the Lake District and Yorkshire Dales National Parks) – including the Silverdale and Arnside AONB.</p>

* Those policies with a direct impact on viability include policies such as affordable housing, minimum housing standards etc. that have a measurable impact on viability. These have been explicitly factored into our economic viability appraisals.

Those policies with an indirect impact have been incorporated into the viability study indirectly through the property market cost and value assumptions adopted e.g. market values and BICS costs.

It is important to note that all the policies have an indirect impact on viability. The Council’s Local Plan sets the ‘framework’ for the property market to operate within. All the policies have an indirect impact on viability through the operation of the property market (price mechanism) and via site allocations which shapes land supply over time.

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